



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-2-2024

SITE BACKGROUND

Applicant	Flournoy Development Group, LLC
Phone	706-324-4000
Email	cameron.bean@flournoydev.com, ryan.foster@flournoydev.com
Representative Contact	J. Kevin Moore
Phone	770-429-1499
Email	jkm@mijs.com
Titleholder	Cobb County
Property Location	Located on the west side of Atlanta Road and on the east side of I-285, south of the intersection of I-285 and Atlanta Road
Address	4600 Atlanta Road
Access to Property	Atlanta Road

QUICK FACTS

Commission District	2-Richardson
Current Zoning	GC
Current Use of Property	Vacant lot
Proposed Zoning	RRC
Proposed Use	Multifamily residential
Future Land Use	CAC
Site Acreage	3.79
District	17
Land Lot	763, 764
Parcel #	17076400030
Taxes Paid	Exempt

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Cameron Jones)

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

Z-2-2024 DEPARTMENT COMMENTS – Zoning Division


1. Site plan received by the Zoning Division on November 15, 2023, with the District Commissioner approving minor modifications;
2. No more than 53 units per acre density;
3. FAR not to exceed 1.5;
4. All other variances stated in the Zoning comments;
5. Fire Department comments and recommendations;
6. Stormwater Management Division comments and recommendations;
7. Water and Sewer comments and recommendations;
8. Department of Transportation comments and recommendations; and
9. Planning Division comments and recommendations.

Z-2 2024 Aerial Map



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

0 95 190 Feet

 Zoning Boundary
 City Boundary

Z-2-2024 DEPARTMENT COMMENTS – Zoning Division

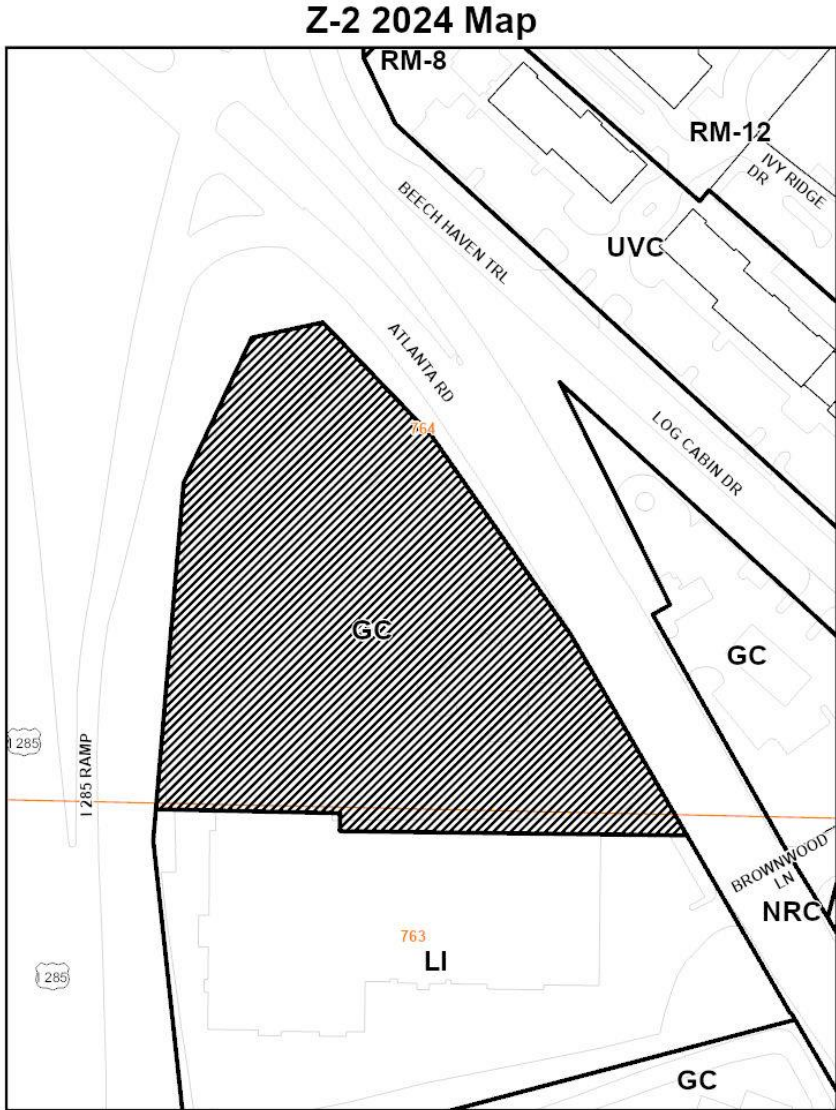
North

Zoning: O&I, RM-8/ Self-Storage Facility, Townhomes
Future Land Use: RAC

WEST

Zoning: PVC/
 Interstate 285,
 Apartments

**Future Land
 Use:** RAC



EAST

Zoning: GC,
 UVC, RM-12/
 Gas Station,
 Shopping
 Center,
 Apartments

**Future Land
 Use:** CAC, HDR

SOUTH

Zoning: LI/ Warehouse Facility
Future Land Use: CAC

Z-2-2024 DEPARTMENT COMMENTS – Zoning Division

Current zoning district for the property

The GC district is established to provide locations for retail commercial and service uses which are oriented toward automotive businesses, are land intensive with a need for major road access and visibility, are generally not listed as a permitted uses within the NRC (neighborhood retail commercial) and CRC (community retail commercial) districts or may have existing stipulations and conditions that limit certain intensive uses and are located in areas delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Any existing GC district, developed or undeveloped, located within an area delineated within an industrial-compatible area or industrial area as shown on the comprehensive plan, shall be deemed to be a grandfathered, nonconforming use after January 1, 1991, and subject to those provisions contained in this chapter.

Requested zoning district for the property

The RRC district is established to provide locations for intense retail commercial, office or mixed uses which exceed 500,000 net square feet and which are designed and oriented to serve a regional market making up a community. Projects developed within the RRC district should be done so as compact unified centers. Ideally, projects developed within the RRC district should occupy an area adjacent to or having good access to interstate highways, which is delineated within a regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990.

Summary of the applicant's proposal

The applicant is requesting to rezone the 3.79-acre site to the RRC regional retail commercial district in order to develop the property as a five (5) story multifamily residential building. The building will have 299 units for a total of 350,000 square feet of residential area. The architectural style of the building will include glass, masonry, fiber cement sidings, and metal balconies. On the side of the building there will be a six (6) story parking deck comprising 448 spaces.

Residential criteria

Allowable units as zoned: 0

Proposed # of units: 299

Net density: 65.71**

Increase of units: 299

Acres of floodplain/wetlands: 0

Impervious surface shown: Maximum 85%

**Based on 4.55 acres under Code Section 134-167

Z-2-2024 DEPARTMENT COMMENTS – Zoning Division

Are there any zoning variances?

Yes;

1. Reduce the front setback from required 50 feet to 0 feet;
2. Reduce the side setbacks from required 50 feet to 10 feet;
3. Increase the maximum FAR from 1.00 to 2.21;
4. Increase the maximum impervious coverage from 70% to 85%; and
5. Reduce the required parking ratio for multifamily dwelling units from 1.75 to 1.5 per dwelling unit;
6. Reduce minimum driveway offset from the property line from required 20 feet to 5 feet.

12/19/24

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

Approval based on Professional Engineer-stamped plans that signify overall plan conformance to all Georgia State and Cobb County Codes. Design Professional and Developer maintain the sole responsibility for the design and for correcting all errors, omissions, problems, and code violations (if any) exposed during construction AFTER authorization by Cobb County.

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE:

New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This serves as an early notification to owners and developers for budgeting purposes.

FIRE DEPARTMENT ACCESS:

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed vertical clearance of not less than 13 feet 6 inches. (Cobb County Development Standards 402.11)

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level.

- Aerial fire apparatus access roads shall have a minimum width of 26 feet
- Aerial fire apparatus access roads shall be at least 15 feet but no more than 30 ft from the structure.
- Aerial fire apparatus access roads shall be positioned parallel to one entire side of the building.
- No overhead utility and power lines shall be located within the aerial fire apparatus access. (IFC Appendix D105)

MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

Projects having more than 100 dwelling units.

Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

(continued)

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2

Projects having more than 200 dwelling units.

Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

CERTIFICATE OF OCCUPANCY:

Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process. Site plan approval must be issued prior to approval of building plans.

FIRE HYDRANT:

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. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2)

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet for a 40-foot length centered on the fire hydrant, exclusive of shoulders (see Figure D103.1 in Appendix D).

FIRE PROTECTION:

Automatic sprinkler protection must be provided where mandated by the applicable codes.

Jeff Byrd

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Jeffrey.Byrd@cobbcounty.org

Z-2-2023 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

Z-2-2024 DEPARTMENT COMMENTS – School System

2/6/24

Approval of this petition may have an impact on the enrollment of schools since Nickajack ES is **OVER** capacity.

School	Student Capacity	School Enrollment	Capacity Status
Nickajack ES	937	1206	+269
Campbell MS	1437	1263	-174
Campbell HS	3300	3039	-261

12/29/2023

Site Data

1. Address: 4600 Atlanta Road
2. District: 2
3. Existing Zoning: GC Existing Allowable Impervious Coverage: 70%
4. Proposed Zoning: RRC Allowable Future Impervious Coverage: 70%
5. Future Land Use: CAC

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No

Stormwater Information

1. Drainage Basin: Tributary to Chattahoochee
2. State Stream Buffers: No
3. County Stream Buffer Ordinance: No
4. Impaired Stream: No: If the site is within a one-mile radius of an impaired stream additional Erosion Control BMP's per the State's current requirements will be required. It is the Engineer's responsibility to verify Impaired Streams per the State EPD's list.
5. Hotspot: No.
6. Wetlands: No
7. Water Intake Zone: No.
8. Chattahoochee River Corridor: No.
9. Existing Onsite Ponds / Lake: No

Topography Information

1. General site Description: The site exists at a localized high-point and all drainage from the site appears to discharge into an existing pipe system within the R/W of Atlanta Rd, near the southeastern corner of the site.
2. Downstream Description: Stormwater discharges through an existing pipe system within the Atlanta Rd R/W.
3. Potential or known drainage problems may exist downstream from this site.

Project Design Comments and Recommendations

The following comments and recommendations are typically required at the time of plan review and permitting.

Z-02-2024 DEPARTMENT COMMENTS – Stormwater Management

(continued)

Proposed Project Onsite Design Requirements

1. At the time of plan review provide a comprehensive Hydrology Study and Design for the Stormwater Management Design will be required. The design and study shall be in accordance with the Georgia Stormwater Management Manual and the current Cobb County Codes. The design and study shall include but not limited to stormwater detention, runoff reduction and/or water quality, channel protection, and downstream flood prevention.
2. Project Engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s). Including hydrologic routing of upstream and/or downstream detention ponds or lakes, if appropriate.
3. At the time of plan review calculate and provide the percentage of impervious coverage for the project site on the plans.
4. Recommend a pre-design concept meeting with Cobb County Stormwater Management Division. At the time of the Concept Meeting a proposed concept stormwater management plan shall be presented.
5. The existing and/or proposed onsite storm drain system and stormwater management facility is considered private. All annual inspections, maintenance and repairs are the responsibility of the property owner. A stormwater facility “Maintenance Agreement and Access Easement” will be required at the time of the land disturbance permit with the Cobb County Stormwater Management Division.
6. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system including drainage swales and roadside ditches.
7. Any spring activity discovered must be addressed by a qualified registered geotechnical professional engineer (PE) at the expense of the owner/developer.
8. Structural fill must be placed under the direction of a qualified registered geotechnical engineer (PE) at the expense of the owner/developer.

Special Conditions

1. The dumpster pad on this site, must be connected to sanitary sewer or an infiltration system must be provided to capture the dumpster pad runoff.
2. Per discussion with the applicant, an underground stormwater management system is proposed for this site, however no such system is shown on the submitted Zoning site plan.

(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 3000' of Dobbins ARB?

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.

12/29/23 – DATE OPTIONAL

Water comments:

At development: YES NO

Fire flow test required: YES NO

Size/location of existing water main(s): 8" in Atlanta Road

Additional water comments:

Sewer comments:

In the drainage basin: YES NO

At development: YES NO

Approx. distance to nearest sewer: Atlanta Road ROW

Estimated waste generation (in G.P.D.): Average daily = 35,880

Peak flow = 89,700

Treatment plant: South Cobb WRF

Plant capacity: Yes NO

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

Off-site easement required: YES* NO

Line capacity study 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 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: 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. 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.

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Atlanta Road	Arterial	45	Cobb County	100'

Roadway	Location	Average daily trips	Level of service
Atlanta Road	West of Plant Atkinson Road	20,400	C

Based on 2022 AADT counting data taken by GDOT, as published on their website, for Atlanta 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 arterial roadways from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

ITE Land Use	Description	Expected Size (DU)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	Total (vph)	In (vph)	Out (vph)	Total (vph)	
221	Multifamily Housing (Mid Rise)	299	25	86	111	71	46	117	1,357

vph = vehicles per hour, vpd = vehicles per day, DU = dwelling unit

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Atlanta Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

In accordance with Cobb County Code 134-121 and based on site plan received November 15, 2023, this development requires a traffic study submittal. CCDOT held meetings with the Developer on September 22 and October 16, 2023. A Traffic Submittal 1 dated September 29, 2023 was received by Cobb DOT (CCDOT) on November 3, 2023. Comments for Submittal 1 were provided November 30, 2023 and a revised Submittal 1 was received on December 11, 2023. The revised Submittal 1 was approved on December 22, 2023. A full traffic study (Submittal 2) will be required.

The potential for a left turn movement from Atlanta Road westbound onto the Development is under consideration. After reviewing Submittal 1 and through meetings with the Developer, the back-to-back left turn lanes (as shown on the conceptual layout dated November 15, 2023) is the anticipated access configuration for the Build condition. The approval of this left turn movement will depend on the results and review of Traffic Study Submittal 2.

(continued)

The current site plan (received November 15, 2023) does have some engineering details (such as raised concrete island size and crosswalk placement) that will need further modification to meet Cobb County standards. These modifications can be negotiated during the plan review process.

Recommendations

1. Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the south side of Atlanta Road, a minimum of 50' from the roadway centerline
2. Recommend replacing any disturbed curb, gutter, and sidewalk along the Atlanta Road frontage. This recommendation is pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.
3. Recommend Atlanta Road access point include deceleration lane, taper and/or improved curve radius to address safety because Atlanta Road is an arterial roadway. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to CCDOT approval. The site plan dated November 15, 2023, complies with this requirement.
4. Recommend a minimum of 50 feet straight-line distance from the edge of the right-of-way line on Atlanta Road to the first internal parking space or drive aisle to allow for vehicle stacking. This recommendation is pursuant to Cobb County Development Standard 402.8, Non-Residential Driveways.
5. Recommend Georgia Department of Transportation (GDOT) permits for any work that encroaches upon State right-of-way.
6. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Z-2-2024 DEPARTMENT COMMENTS – Zoning Division

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 that the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property, if limited to four (4) stories resulting in a net density of 52.57 and a FAR no greater than 1.4. Development in the surrounding area includes other apartment communities such as The Old Ivy at Vinings community is to the northeast which has a net density of 9.06. The Flats at West Village and West Village Townhomes communities are to the west across Interstate 285 and have a net density of 22.83. The West Village Apartments that are also located to the west across Interstate 285 have a net density of 26.565. The area also contains other uses such as retail, restaurants, mixed use development, industrial, and offices.

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 rezoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties, if limited to four (4) stories resulting in a net density of 52.57 and a FAR no greater than 1.4. The site lies adjacent to parcels with similar multifamily residential uses as the proposed apartment building and backs up directly to Interstate 285.

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 applicant's zoning proposal will not result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools, if limited to four (4) stories resulting in a net density of 52.57 and a FAR no greater than 1.4. This opinion is supported by the departmental comments contained in this analysis.

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

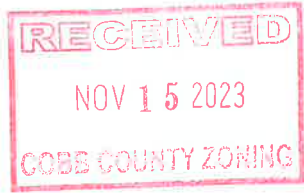
It is Staff's opinion that the zoning proposal is not in conformity with the Cobb County Comprehensive Plan which delineates this property as being within the Community Activity Center (CAC) future land use category. The requested RRC zoning district and the proposed use are not compatible with the CAC land use designation. The proposed use and zoning designation are both compatible with Regional Activity Centers (RAC). It should be noted there is a RAC to the north and to the west of the proposal.

Z-2-2024 DEPARTMENT COMMENTS – Zoning Division

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 and changing conditions affecting the use and development of the property which give grounds for approving the applicant's rezoning proposal, but at a lower density. Although the existing future land use designation is not supportive of the residential usage, the request is consistent with developments in the immediate area. Also, though the request involves certain variances including an increase in the maximum FAR allowed for the site, the site's net density can be supported when reducing the height to four (4) stories instead of five (5) stories which would be more consistent with the heights of the surrounding developments. If limited to four (4) stories, it would result in a net density of 52.57 and a FAR no greater than 1.4.

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.



Application No. Z-2 (2024)

Hearing Dates: PC - 02/06/2024
BOC - 02/20/2024

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): Average unit size is 830 square feet
- b) Proposed building architecture: Proposed five-story multi-family residential building which will include glass, masonry, fiber cement siding, and metal balconies
- c) List all requested variances: See attached for listing of requested variances

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

- a) Proposed use(s): Not Applicable
- b) Proposed building architecture: Not Applicable
- c) Proposed hours/days of operation: Not Applicable
- d) List all requested variances: Not Applicable

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

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

The Property is owned by Cobb County, Georgia.

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any portion of the Application for Rezoning, or documentation attached thereto, at any time during the rezoning process.

ATTACHMENT TO SUMMARY OF INTENT FOR REZONING

Application No.: Z-2 (2024)
Hearing Dates: February 6, 2024
February 20, 2024

Applicant: Flournoy Development Group, LLC
Titleholder: Cobb County, Georgia, a political
subdivision of the State of Georgia

Tax Parcel No.: 17076400030

Part 1. Residential Rezoning Information

(d) List all requested variances:

Setback Variances:

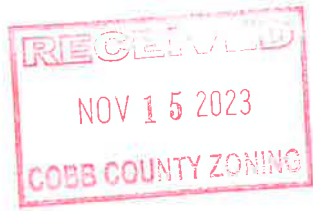
- i) Reduction of the required front setback from 50 feet to 0 feet; and
- ii) Reduction of required side setback from 50 feet to 10 feet.

Design Variances:

- i) Waiver of maximum FAR of 1.00 to FAR of 2.21 (proposed FAR is based off property area after dedication);
- ii) Waiver of maximum impervious surface of 70 percent to 85 percent;
- iii) Waiver of minimum 20 foot driveway offset from the property line (Development Standard 403.1.2) to 5 feet; and
- iv) Waiver of multi-family parking requirement of 1.75 spaces per unit to 1.5 spaces per unit.

ATTACHMENT TO APPLICATION FOR REZONING

IMPACT ANALYSIS STATEMENT



Application No.: Z- 2 (2024)
Hearing Dates: February 6, 2024
February 20, 2024

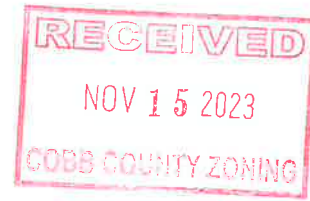
Applicant: Flournoy Development Group, LLC
Titleholder: Cobb County, Georgia, a political
subdivision of the State of Georgia

Tax Parcel No.: 17076400030

Analysis of impact of the proposed rezoning with respect to the following:

- (a) This Application for Rezoning seeks rezoning of approximately 3.79 acres located on the easterly side of the Interstate 285 southbound exit ramp and the southwesterly side of Atlanta Road, being more particularly known as 4600 Atlanta Road, Land Lots 763 and 764, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Property is currently zoned General Commercial ("GC"), and Applicant, Flournoy Development Group, LLC ("Applicant"), is seeking rezoning to the Regional Retail Commercial ("RRC") zoning category for the purpose of a multi-family residential development. The requested category of RRC will permit a use for the Property that is more suitable in view of its location and development of properties in close proximity, and will allow the Property to be utilized to its highest and most reasonable potential. Zoning of properties in the area vary from high-density residential to office, retail, commercial, and industrial purposes. The location of the Subject Property makes it uniquely suited for the proposed development; as well as, its location to the East-West Connector, Atlanta Road, Cumberland Parkway, and interstate connectivity. The proposed RRC zoning classification and development for a multi-family residential use would be compatible to surrounding properties and the area as a whole.
- (b) This zoning proposal should have no adverse effect on the existing use or usability of adjacent or nearby properties. The proposed development should have a minimal, if any, impact on surrounding properties, as surrounding properties would be similarly situated with the proposed development. If approved and developed according to the request, the adjacent and nearby property owners would benefit in higher land values. Cobb County will benefit in increased tax revenue.
- (c) The property, as zoned, does not have a reasonable economic use. The proposed RRC classification would allow the Property to be developed and utilized to its highest and best potential, and consistent with properties adjacent to and in the immediate proximity.

- (d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Development, as proposed, would have minimal effect on utilities and transportation facilities. The Property has convenient access to the interstate highway and major thoroughfares within the County. Roadway improvements in and around the Subject Property in recent years have eased access and traffic concerns related to the proposed development.
- (e) The zoning proposal is not in conformity with the Future Land Use Plan of Cobb County, Georgia; however, changing conditions warrant a revision to the Future Land Use Plan and approval of the Application.
- (f) This zoning proposal is consistent with the current conditions affecting the development of this Property. Improvements to the area roadways and major thoroughfares and interstates have been made in recent years to ease traffic flow in order to accommodate development in and around the Subject Property.



Cobb County...Expect the Best!

ENVIRONMENTAL SITE ANALYSIS (ESA) FORM

Provide an Environmental Site Analysis fully addressing all items below. Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Reference information presented on the site plan that depicts the proposed project

1. CONFORMANCE WITH THE COMPREHENSIVE PLAN

Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies. Information regarding Cobb County's Comprehensive Plan may be found online at <https://www.cobbcounty.org/community-development/planning/comprehensive-planning>.

While the land use map reflects a target use of "Community Activity Center," and our proposed land use is "High Density Residential, we propose a project that does conform with the Plan based on two primary reasons:

- 1) The subject site is currently blighted, undeveloped, and adjacent to parcels that are coded for high-density residential.*
- 2) The proposed use complies with and fulfills the objectives outlined in all three Land Use Goals (LU-Goal 1; LU-Goal 2; and LU-Goal 3) referenced in the Comprehensive Plan.*



FUTURE LAND USE LEGEND

	RR	Rural Residential
	VLDR	Very Low Density Residential
	LDR	Low Density Residential
	MDR	Medium Density Residential
	HDR	High Density Residential
	NAC	Neighborhood Activity Center
	CAC	Community Activity Center

2. ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT

For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s) or other sources. Cite the source of information regarding the presence or absence of environmental site features (e.g. according to the U. S. Fish and Wildlife Service, National Wetlands Inventory website (<http://www.fws.gov/wetlands/>), wetland areas are located on the northwest portion of the site).

a. Wetlands

- U. S. Fish and Wildlife Service, National Wetlands Inventory (<http://www.fws.gov/wetlands/>)
- Georgia Geologic Survey (404-656-3214)
- Field observation and subsequent wetlands delineation/survey if applicable

Based on a review of the NWI map, no wetlands are mapped on the Subject Property. A copy of the NWI map is attached.

b. Floodplain

- Federal Emergency Management Agency (<http://www.fema.org>)
- Field observation and verification

Based on a review of the FEMA FIRM Map, the Subject Property is mapped in Zone X. Areas within Zone X are areas of minimal flood hazard, depicted on the FIRM as above the 500-year flood level. A copy of the FEMA FIRM Map is attached.

c. Streams/stream buffers

- Cobb County Erosion Control
- Field observation and verification

Based on a review of the NWI map, no streams are mapped on the Subject Property. A copy of the NWI map is attached.

d. Slopes greater than 25 percent (as determined by an analysis performed consistent with industry accepted engineering and design practices)

- United States Geologic Survey Topographic Quadrangle Map
- Field observation and verification

Based on a review of the USGS National Map, slopes greater than 25 percent are not located on the Subject Property. A copy of the USGS National Map is attached.

e. Vegetation (including endangered species)

- United States Department of Agriculture, Nature Resource Conservation Service
- Field observation

Based on a review of the USFWS Information for Planning and Consultation (IPaC) report for Cobb County, Georgia, four endangered species (one bird, one insect, and two flowering) were identified. The Subject Property is currently improved with the remnants of a former gasoline station (building foundations and surface parking). It is unlikely that critical habitats associated with the four endangered species exist on the Subject Property. A copy of the IPaC report is attached.

f. Wildlife Species (including fish and endangered species)

- United States Fish and Wildlife Service
- Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program

- Field observation

Based on a review of the GA DNR list of Rare Animals, Plants, and Natural Plan Communities within Cobb County, 17 plants and 25 animals were identified. As noted in Section 2e, the Subject Property is improved with remnants of a gasoline station and asphalt parking areas. It is unlikely that habitats associated with these plants and animals are present on the Subject Property. A copy of the GA DRN list is attached.

g. Archeological/Historical Sites

- Cobb County Historic Resources
- Georgia Department of Natural Resources, Historic Preservation Division
- Field observation and verification

Based on a review of Georgia's Natural, Archaeological, and Historic Resources GIS (GNAHRGIS), the Subject Property was not listed on the National Register of Historic Places.

3. **PROJECT IMPLEMENTATION MEASURES**

Describe how the project implements each of the measures listed below as relevant. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.

- a. Protection of environmentally sensitive areas (wetlands, floodplain, slopes exceeding 25 percent, stream buffers)

Based on a review of the NWI map, no wetlands, streams or slopes exceeding 25 percent are mapped on the Subject Property. Reference item 2.b. above for floodplain details.

- b. Protection of water quality – Water quality improvements will be installed as part of the stormwater management system proposed for the project. These improvements will meet the requirements of the Cobb County Ordinance or the Georgia Stormwater Management Manual.

- c. Minimization of negative impacts on existing infrastructure. Stormwater and drainage infrastructure will be installed to ensure that the post-developed flow rates do not exceed the pre-developed flowrates leaving the site. Sewer infrastructure will be installed to route sewer flows leaving the site to the existing CCWS system present in Atlanta Road and limit contamination to nearby sensitive areas.

- d. Minimization of negative impacts on archeological/historically significant areas
Based on a review of Georgia's Natural, Archaeological, and Historic Resources GIS (GNAHRGIS), the Subject Property was not listed on the National Register of Historic Places.

- e. Minimization of negative impacts on environmentally stressed community areas where environmentally stressed community areas are defined as community areas will be exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal and industrial uses.

- Public and private municipal (solid waste and wastewater treatment facilities, utilities, airports, and railroads) *These areas are not present on the Subject Property.*
- Industrial (landfills, quarries and manufacturing facilities) *These areas are not present on the Subject Property.*

- f. Creation and preservation of green space and open space. *Two courtyard areas will be created as part of the project to allow for open space areas to be present on the site.*

- g. Protection of citizens from the negative impacts of noise and lighting. *Proposed development is not immediately surrounded by residential neighborhoods, but does not include design features that would contribute to excessive noise or light pollution.*
- h. Protection of parks and recreational green space – *Amenity courtyard areas are being proposed as part of the project to facilitate on-site recreational areas and limit overuse of adjacent public recreation areas.*
- i. Minimization of impacts to wildlife habitats – *The site is currently an abandoned paved parking lot that has minimal wildlife habitat. Construction practices and erosion control measures such as silt fence and sediment storage/routing will be implemented to minimize impacts to off-site wildlife area by protecting the perimeter of the site and minimizing runoff.*