



Community Development – Zoning Division

Item No. 7.

John Pederson – Division Manager

Cobb County...Expect the Best!

ZONING CASE

Z-72-2020 Dist 2 multiple addresses on Shallowford Road, Johnson Ferry Road, and Waterfront Drive

SITE BACKGROUND

Applicant	North Point Ministries, Inc.
Phone	678-892-5683
Email	rwholliday@northpoint.org
Representative Contact	J. Kevin Moore
Phone	770-429-1499
Email	jkm@mijs.com
Titleholder	The 'True Vine' Experience Foundation, Inc.; Sara M. Sweeney; Hanna Land Company, Inc. Located on the south side of Shallowford Road, the west side of Johnson Ferry Road, the north and south sides of Waterfront Drive, and the east side of Waterfront Circle
Property Location	multiple addresses
Address	Shallowford Road, Johnson Ferry Road, and Waterfront Drive
Access to Property	

QUICK FACTS

Commission District	2-Ott
Current Zoning	LRO, NRC, R-20
Current Use of Property	Single-family residences, office
Proposed Zoning	OI, NRC, RM-8
Proposed Use	Church, Retail/Restaurant, and Townhomes
Future Land Use Designation	NAC, LDR
Site Acreage	33.13
District	16
Land Lot	466,467,470,471
Parcel #	multiple parcels, see attached list
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Jeannie Peyton)

Based on the analysis of this case, Staff recommends DENIAL.

STIPULATIONS - SUBJECT TO PLANNING COMMISSION RECOMMENDATIONS

ATTACHMENTS

1. Z-72-2020 Site Plan 100120
2. Z-72A
3. Z-72-2020_Zoning Division_Dec
4. Z-72-2020_Fire Department
5. Z-72-2020_Site Plan Review Arborist
6. Z-72-2020_Cemetery Preservation
7. Z-72-2020_School System
8. Z-72-2020_Stormwater Management
9. Z-72-2020_PLANNING
10. Z-72-2020_Water and Sewer
11. Z-72-2020_DOT
12. Z-72-2020_Zoning Staff Analysis_Dec
13. Z-72-2020 List of Parcels
14. Z-72-2020 Summary of Intent 100120
15. Z-72-2020 Impact Statement 100120



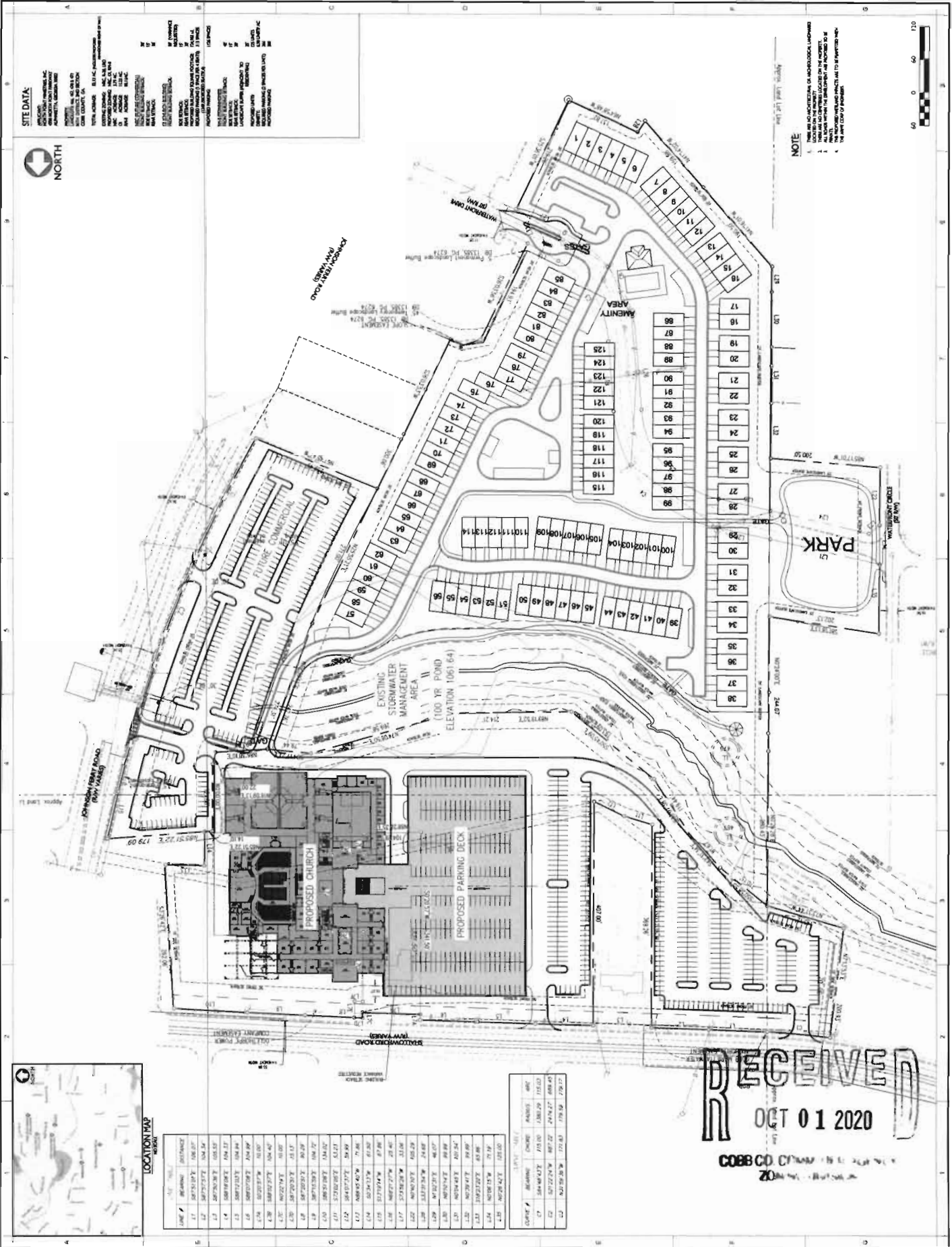
DATE	10/1/20
PROJECT	CONCEPT REZONING PLAN
CLIENT	NORTH POINT MINISTRIES
LOCATION	1700 W. BRADFIELD ROAD, COBB COUNTY, GA
SCALE	AS SHOWN
DRAWN BY	BRADFIELD
CHECKED BY	BRADFIELD
DATE	10/1/20

BRADFIELD
ARCHITECTS
1700 W. BRADFIELD ROAD
Cobb County, Georgia 30107
Phone: 770.420.1111
Fax: 770.420.1112
www.bradfieldarchitects.com

CONCEPT REZONING PLAN
NORTH POINT MINISTRIES
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Z-72-2020
Site Plan

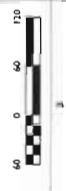


SITE DATA
 BRADFIELD ARCHITECTS, INC.
 1700 W. BRADFIELD ROAD
 COBB COUNTY, GA 30107
 PHONE: 770.420.1111
 FAX: 770.420.1112
 WWW.BRADFIELDARCHITECTS.COM

- LEGEND**
- PROPOSED CHURCH
 - PROPOSED PARKING DECK
 - PROPOSED RESIDENTIAL BUILDINGS
 - PROPOSED COMMERCIAL BUILDING
 - PROPOSED DRIVEWAYS
 - PROPOSED SIDEWALKS
 - PROPOSED LANDSCAPING
 - PROPOSED UTILITY LINES
 - PROPOSED EASEMENTS
 - PROPOSED SETBACKS
 - PROPOSED FENCE LINE
 - PROPOSED SIGNAGE
 - PROPOSED LIGHT FIXTURES
 - PROPOSED BIKE RACKS
 - PROPOSED TRASH ENCLOSURE
 - PROPOSED WATER MANAGEMENT
 - PROPOSED POND
 - PROPOSED PARK
 - PROPOSED PLAYGROUND
 - PROPOSED TENNIS COURTS
 - PROPOSED SWIMMING POOL
 - PROPOSED GOLF COURSE
 - PROPOSED BASKETBALL COURT
 - PROPOSED SOFTBALL FIELD
 - PROPOSED BASEBALL FIELD
 - PROPOSED HOCKEY RINK
 - PROPOSED STADIUM
 - PROPOSED ARENA
 - PROPOSED THEATRE
 - PROPOSED CONVENTION CENTER
 - PROPOSED OFFICE BUILDING
 - PROPOSED RETAIL BUILDING
 - PROPOSED RESTAURANT
 - PROPOSED HOTEL
 - PROPOSED APARTMENT BUILDING
 - PROPOSED SENIORS CENTER
 - PROPOSED DAYCARE CENTER
 - PROPOSED LIBRARY
 - PROPOSED COMMUNITY CENTER
 - PROPOSED GYMNASIUM
 - PROPOSED MULTI-PURPOSE BUILDING
 - PROPOSED INDUSTRIAL BUILDING
 - PROPOSED WAREHOUSE
 - PROPOSED DISTRIBUTION CENTER
 - PROPOSED MANUFACTURING PLANT
 - PROPOSED RESEARCH AND DEVELOPMENT CENTER
 - PROPOSED LABORATORY
 - PROPOSED CLEAN ROOM
 - PROPOSED BIOTECHNOLOGY CENTER
 - PROPOSED PHARMACEUTICAL CENTER
 - PROPOSED CHEMICAL CENTER
 - PROPOSED METAL FABRICATOR
 - PROPOSED WOODWORKSHOP
 - PROPOSED TEXTILE MILL
 - PROPOSED FOOD PROCESSOR
 - PROPOSED BEVERAGE MANUFACTURER
 - PROPOSED BAKERY
 - PROPOSED BUTCHERY
 - PROPOSED FARM
 - PROPOSED RANCH
 - PROPOSED RESORT
 - PROPOSED GOLF COURSE
 - PROPOSED COUNTRY CLUB
 - PROPOSED SPA
 - PROPOSED HOTEL
 - PROPOSED CASINO
 - PROPOSED NIGHTCLUB
 - PROPOSED BAR
 - PROPOSED RESTAURANT
 - PROPOSED CAFE
 - PROPOSED BOUTIQUE
 - PROPOSED GALLERY
 - PROPOSED THEATRE
 - PROPOSED CONCERT HALL
 - PROPOSED MUSEUM
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 - PROPOSED BOTANICAL GARDEN
 - PROPOSED HISTORIC DISTRICT
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 - PROPOSED LANDMARK

NOTE

- THIS IS AN ARCHITECTURAL OR MECHANICAL LANDSCAPE PLAN. IT IS NOT A SURVEY. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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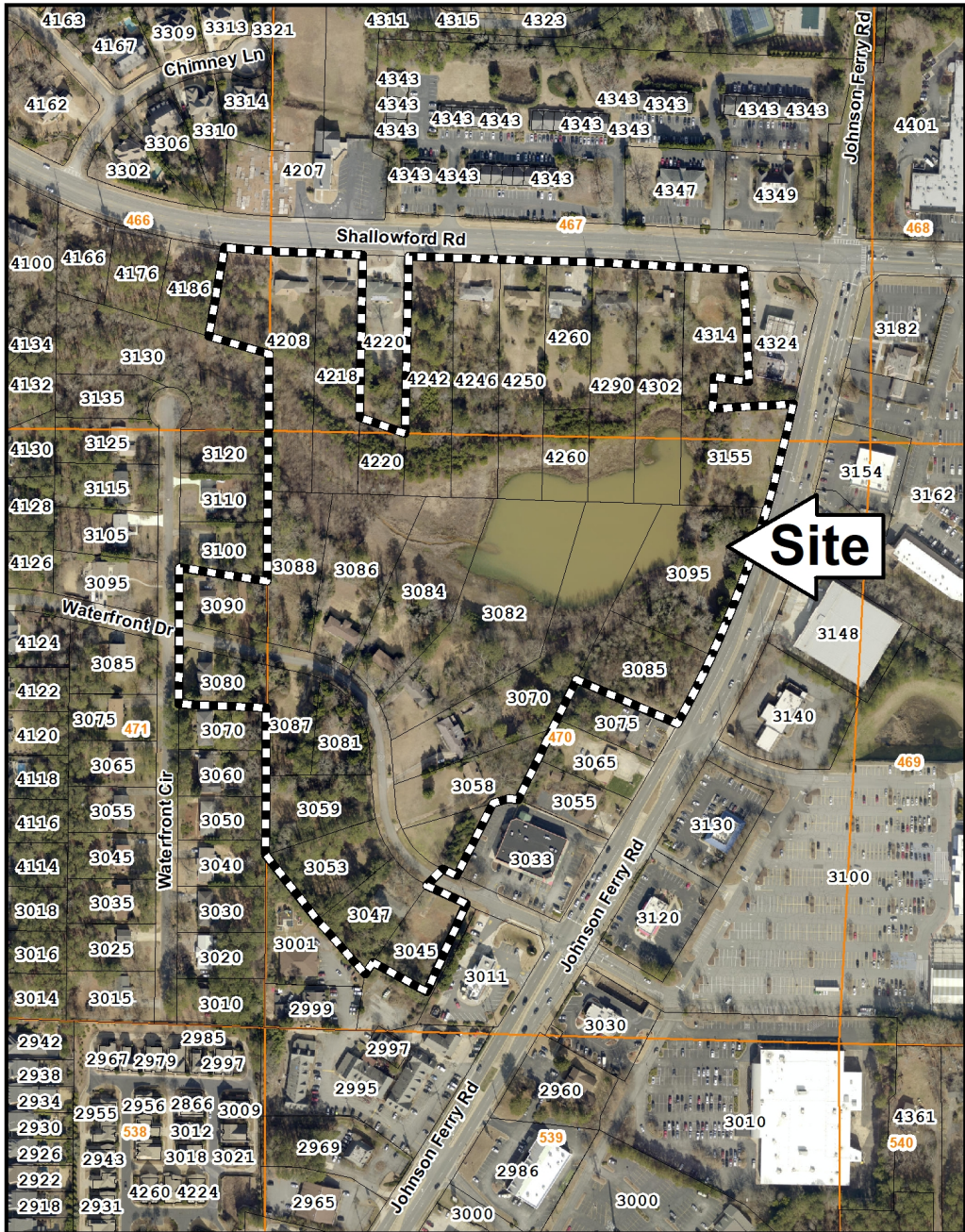


LOCATION MAP

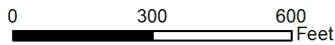
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2.00	S87°51'00"W	100.00'



RECEIVED
 OCT 01 2020
 COBB CO. CLERK'S OFFICE

Z-72 Aerial Map



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

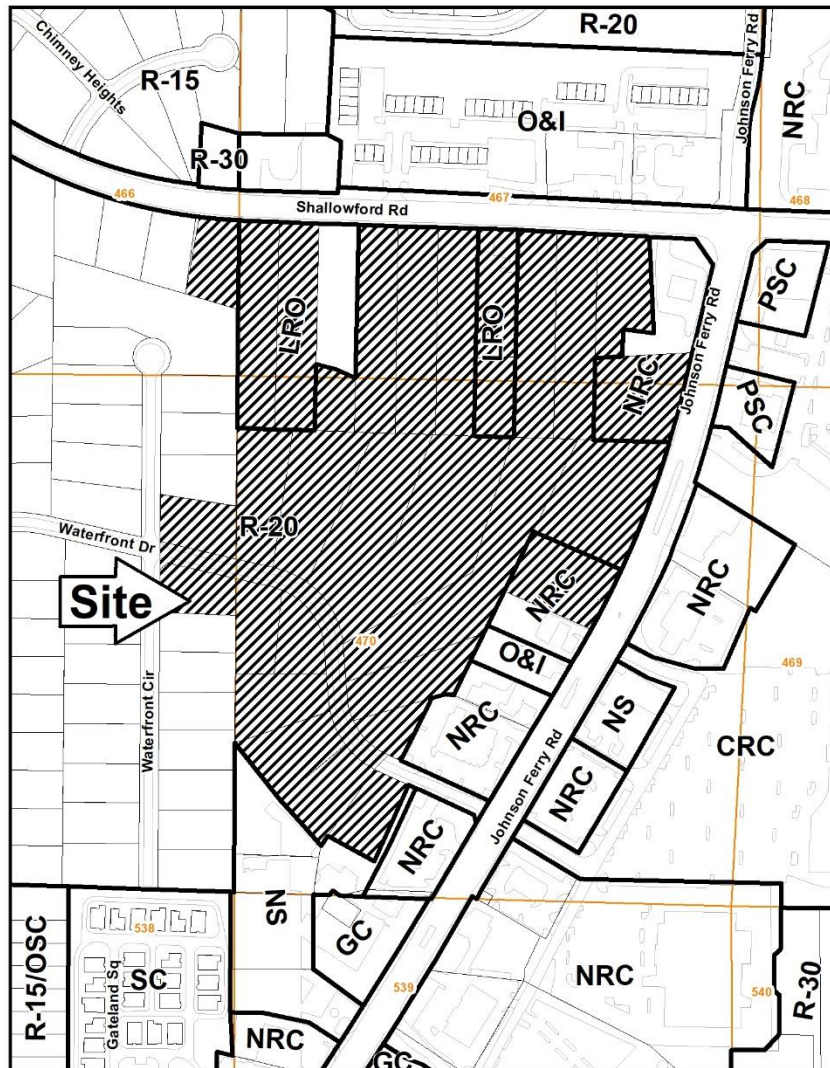


-  Zoning Boundary
-  City Boundary

North



Zoning: LRO, NRC, OI, R-20 / Commercial retail and office, church
Future Land Use: NAC, PI

Z-72



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



 Zoning Boundary
 City Boundary

WEST

Zoning: R- 20 /
Single-family
subdivision

**Future Land
Use:** [Click here](#)
to enter text.

EAST

Zoning: PSC,
CRC, NRC, NS,
OI /
Commercial
retail and office

**Future Land
Use:** NAC

SOUTH

Zoning: NS / Commercial retail and office
Future Land Use: NAC

(continued)

Current zoning district for the property

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

The LRO district is established to provide locations for low scale professional offices and other nonretail commercial uses such as offices and nursery schools, which are on properties delineated within or on the edge of a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When located on the edge of a neighborhood activity center node as defined by the comprehensive plan, the LRO district should provide for office uses that are low in intensity to ensure compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

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

Requested zoning district for the property

The NRC district is established to provide locations for convenience shopping facilities which are on properties delineated within a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. These convenience shopping facilities should have retail commercial uses that have a neighborhood-oriented market and which supply necessities that usually require frequent purchasing with a minimum of consumer travel. Areas zoned for the NRC district should be located at or near an intersection within the center of a neighborhood

(continued)

activity center as opposed to the edge of a neighborhood activity center. The NRC district may also be used to provide step-down nodal zoning away from more intensive commercial uses within a community activity center or a regional activity center. The scope at which properties are developed within the NRC district should reflect their relatively small neighborhood service area. Additionally, properties developed within the NRC district should be architecturally compatible with other nonresidential uses permitted within a neighborhood activity center as defined by the comprehensive plan and the neighborhood residences they serve.

The O&I district is established to provide locations for nonretail commercial uses such as offices and financial institutions, which are on properties delineated within or on the edge of a community activity center and a regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. The office and institutional district is designed primarily to provide for four-story and smaller office developments, office uses, motels, hotels, banking and professional offices that complement and provide step-down nodal zoning away from more intensive commercial uses and otherwise to implement the stated purpose of this chapter.

The RM-8 district is established to provide locations for multifamily residential uses or residentially compatible institutional and recreational uses which are within properties delineated for medium and high density residential and regional activity center categories as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the RM-8 district, they should be designed and built to ensure intensity and density compatibility with adjacent multifamily detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Summary of the applicant's proposal

The applicant is requesting to rezone a 33.13 acre site to OI, NRC, and RM-8. The proposed development would include an 11.23 acre OI portion for the construction of a church, a 3.79 acre NRC portion for future commercial, and an 18.11 acre RM-8 portion for the development of a 125 unit attached townhome community. The church will be 4 stories, 124,983 square feet, and is proposed to have a 1,249 seat capacity. The townhomes will be a minimum 1,800 square feet with traditional architecture.

(continued)

Residential criteria

Allowable units as zoned: 19

Proposed # of units: 125

Increase of units: 106

Net density: 11.55

Net acreage: 10.82 (18.11 acres minus floodplain and right of way)

Acres of floodplain/wetlands: 6.14 (existing conditions)

Acres of existing right of way proposed to be abandoned: 1.15

Impervious surface shown: 45% maximum (in RM-8 area)

Non-residential criteria

Proposed # of buildings: 1

Proposed # of stories: 4

Total sq. footage of development: 124,983

Floor area ratio: 0.26

Square footage per acre: 11,129

Required parking spaces: 313 (church)

Proposed parking spaces: 1126

Acres in floodplain or wetlands: 5.14 (existing conditions)

Impervious surface shown: 70% maximum (in NRC and OI area)

Are there any zoning variances?

Yes;

1. Reduce the front setback along Shallowford Road from 50 feet to 30 feet (to accommodate parking deck).
2. Exceed the net density of RM-8 to allow 11.55 units per acre.

10/23/2020

NORTH POINT MINISTRIES, INC.

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 message is to serve as an early notification to owners and developers for budgeting purposes.

Mary K. Lanning, Fire Protection Analyst

(770) 528-8814

mary.lanning@cobbcounty.org

Z-72-2020 DEPARTMENT COMMENTS – Site Plan Review (Arborist)

The submitted site plan does not appear to satisfy the minimum parking lot tree standards of the Cobb County Tree Ordinance. Additional parking lot peninsulas may be required, as determined by the Cobb County Arborist during the Site Plan Review process.

Z-72-2020 DEPARTMENT COMMENTS – Cemetery Preservation

There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or the adjacent land lot.

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

School	Student Capacity	Student Enrollment	Capacity Status
Shallowford Falls ES	962	723	239 under capacity
Hightower Trail MS	1012	1081	69 over capacity
Pope HS	1925	1942	17 over capacity

Z-72-2020 DEPARTMENT COMMENTS – Stormwater Management

10/22/2020

1. Flood Damage Prevention Designated Flood Hazard: Yes
2. FEMA Designated 100-year Floodplain Flood Elevation to be determined.
3. Drainage Basin: Harmony Grove Creek/Chattahoochee Basin
4. Wetlands: Possibly, Not Verified Location: Within stream banks
5. The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineers.
6. Streambank buffer zone: Yes, Possibly, Not Verified
7. Georgia DNR Variance may be required to disturb within 25-foot streambank buffers.
8. County Buffer Ordinance: 50', each side of creek channel. Plus a 25' impervious setback.
9. Potential or known drainage problems exist for developments downstream from this site.
10. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system.
11. Substantially mitigate any effects of concentrated stormwater discharges onto adjacent properties.
12. Stormwater discharges through an established residential neighborhood downstream.
13. Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s).
14. Provide comprehensive hydrology/stormwater controls to include development of out parcels.
15. Any spring activity discovered must be addressed by a qualified registered geotechnical engineer (PE).
16. Structural fill must be placed under the direction of a qualified registered geotechnical engineer (PE).
17. Existing facility: The existing site is under construction to remove the existing lake.
18. Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project. The original site contained a lake that permitted to be drained. The attenuation of the previous lake is required for future stormwater management control.
19. Calculate and provide % impervious of project site.
20. No stormwater controls shown at the time of the zoning.
21. Recommend a pre-design concept meeting with Cobb County Stormwater Management Division.
22. The existing and/or proposed onsite storm drain system and stormwater management facility is private. A stormwater facility maintenance and access agreement will be required at the time of the land disturbance permit.
23. Special site conditions and/or additional comments:
 - A new FEMA Flood Study is required including a LOMA to relocate the floodplain limits based on the current construction and the proposed construction.

10/23/2020

Cobb 2040 Comprehensive Plan: The parcel is within the Neighborhood Activity Center and Low Density Residential (NRC & LDR) future land use categories. The purpose of the NAC category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail, and grocery stores. The purpose of the LDR category is to provide for areas that are suitable for low-density housing between one (1) and two and one-half (2.5) dwelling units per acre, and for non-supportive senior living housing that in certain circumstances may reach five (5) dwelling units per acre. Allowable residential density is dependent upon factors such as product type and mix, structure/building height, tract size, topographic conditions and the like, in order to provide compatibility with adjacent residential uses.

Comprehensive Plan Designation: Consistent Inconsistent

Please note: The O&I and NRC are consistent with the NAC, but the RM-8 is not. None of the proposed zoning is consistent with the LDR. There is no plan indicating exactly where the zones will be applied, which could either increase or reduce the consistency.

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

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

If Yes, which city?

Was the city notified? Yes No N/A

Specific Area Policy Guidelines: Yes No

NAC-P9 - Because of the unique circumstances associated with the Johnson Ferry Road/Waterfront Drive area of the East Planning Area, the Board of Commissioners is considering the following redevelopment scenario for the Johnson Ferry Estates Subdivision and the neighborhood activity center established therein:

- Parcels not subject to an assemblage:
 - The eleven (11) parcels, from southwest intersection of Johnson Ferry Road and Shallowford Road southward, with exclusive direct frontage on Johnson Ferry Road would be recommended for the NRC district and its permitted uses.
 - The one parcel immediately west of the "Postel" property, southwest of the intersection of Johnson Ferry and Shallowford, on Shallowford Road would only be recommended for the Limited Retail Commercial (LRC) zoning district and its permitted uses. The nine parcels immediately west of the aforementioned LRC area on Shallowford Road, just past the western land lot line of Land Lot 467 in the 16th district would only be recommended for the Low Rise Office (LRO) district and its permitted uses. The westernmost parcel shall provide a twenty-five ft. (25') landscaped buffer along the western edge upon rezoning and development.
- Parcels subject to an assemblage
 - The nine parcels (9) with exclusive direct frontage on Waterfront Drive would be recommended (as part of an assemblage only) for a Neighborhood Retail Commercial (NRC) district and its permitted uses. It is very important to note that these parcels would only be entertained if all were combined together in conjunction with the four (4) parcels with exclusive direct frontage on Waterfront Drive as one rezoning application. Buffer

(continued)

and berm must be configured as shown on the conceptual plan contained in the Planning Division and Zoning Division offices:

- Guidelines for parcels subject to an assemblage
 - All properties designated as subject to assemblage must be included in one rezoning application.
 - Waterfront Drive to be addressed during the application for rezoning involving these parcels.
 - The existing lake may be reconfigured to allow for better compliance and conformance with this conceptual redevelopment scenario.
 - A minimum seventy-five (75') foot buffer with a minimum ten (10') foot high berm (on western edge of 75' buffer) will be required along western land lot line of Land Lot 470. The buffer and berm shall be designed and constructed so to shield westerly residential properties from noise and lights which may result from the development of the assemblage.
 - In order to diversify land use and enhance the livability of the existing activity center, vertical and horizontal mixed-use projects should be encouraged along with single-family dwelling units.
- General Notes
 - Site-specific criteria, such as landscape materials, building materials and architectural style, lighting, signage, parking, etc. will be determined when the Planning Commission and the Board of Commissioners are presented with a complete assemblage as part of a rezoning application, as previously mentioned.
- A copy of the conceptual site plan is available through the Planning Division and Zoning Division of Cobb County.

Masterplan/ Corridor Study: Johnson Ferry / Shallowford Area Plan (JOSH) Yes No

Design guidelines area? Yes No

If yes, which guidelines area is it? _____

Does the proposal plan comply with the design requirements? Yes No N/A

Is the property within an Opportunity Zone? Yes No
(The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? Yes No
(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

Is the property eligible for the Façade Improvement Yes No

(continued)

Program?

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

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program?

Yes No

(The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

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

Special District

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

Is this property within the Six Flags Special Service District?

Yes No

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone?

Yes No

Is the property within the Clear Zone (CZ)?

Yes No

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

Yes No

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

Yes No

Is the property within the Noise Zone?

Yes No

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

Yes No

(continued)

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

10/23/20

Water comments:

At development: YES NO

Fire flow test required: YES NO

Size and location of existing water main(s): 8” in Johnson Ferry Rd, 16” in Shallowford Rd

Additional water comments:

Development Standards require secondary water feed to townhomes.

Sewer comments:

In the drainage basin: YES NO

At development: YES NO

Approximate distance to nearest sewer: on site

Estimated waste generation (in G.P.D.): Average daily flow = 20,000 + church

Peak flow = 50,000 + church

Treatment plant: Big Creek WRF (Fulton Co.)

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

*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.

Additional sewer comments:

Church wastewater generation estimates based upon sanctuary seating.

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
Shallowford Road	Arterial	45	Cobb County	100'
Johnson Ferry Road	Arterial	45	Cobb County	100'
Waterfront Circle	Local	25	Cobb County	50'
Waterfront Drive	Local	25	Cobb County	50'

Roadway	Location	Average daily trips	Level of service
Shallowford Road	East of Johnson Ferry Road	22,400	LOS D
Johnson Ferry Road	North of Oak Lane	31,900	LOS E
Waterfront Circle	N/A	N/A	N/A
Waterfront Drive	N/A	N/A	N/A

Based on 2016 traffic counting data taken by Cobb County DOT for Shallowford Road.

Based on 2017 AADT counting data taken by GDOT, as published on their website, for Johnson Ferry 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 or local roads from this data source.

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

Comments and observations

Shallowford 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.

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

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

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

Recommendations

1. Recommend applicant 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 Shallowford Road, a minimum of 50' from the roadway centerline.
2. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

(continued)

3. Recommend replacing disturbed curb, gutter, and sidewalk along the frontage on Shallowford Road.
4. Recommend replacing disturbed curb, gutter, and sidewalk along the frontage on Johnson Ferry Road.
5. Recommend a traffic study. Study assumptions have been submitted in a memorandum and is being reviewed by Cobb County DOT. However, study assumptions will need to be modified to add two more intersections. Cobb DOT recommendations may be revised after the traffic study's receipt and review.
6. Recommend developer fund the traffic signal and intersection modifications at each signalized access point on Johnson Ferry Road, with the design and installations approved by Cobb County DOT. The signal/intersection modifications will require such items as additional signal heads, vehicle detection, updated pavement markings, and updated pedestrian facilities.
7. As necessitated by this development, recommend Johnson Ferry Road northern signalized access include deceleration lane. Recommend location and design be determined during plan review, subject to Cobb County DOT approval.
8. As necessitated by this development, recommend both Shallowford Road access points include a deceleration lane. Recommend the final design be determined during plan review, subject to Cobb County DOT approval.
9. As necessitated by this development, recommend right-in/right-out driveway on Johnson Ferry Road include a deceleration lane. Recommend location and design be determined during plan review, subject to Cobb County DOT approval.
10. Recommend widening the northern signalized driveway on Johnson Ferry Road to accommodate one inbound and two outbound lanes.
11. Recommend Waterfront drive right-of-way be abandoned prior to Land Disturbance Permit.

(continued)

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 applicant's rezoning proposal will not permit a use that is suitable in the view of use and development of adjacent and nearby properties. The property is in an area with commercial and lower density residential uses.

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

It is Staff's opinion that the applicant's rezoning proposal will adversely affect the existing use or usability of adjacent or nearby properties. Staff is concerned the density of the proposed residential would be out of character with adjoining residential uses. A lower residential density of 5 units per acre would be more appropriate.

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 rezoning proposal will result in a use which would cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion is supported by the departmental comments contained in this analysis. Staff is concerned with closing Waterfront Drive, which is a major access point to Johnson Ferry Road.

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

It is Staff's opinion that the applicant's rezoning proposal is not in conformity with the policies and intent of the Cobb County Comprehensive Plan. The property is delineated in LDR and NAC future land use categories. The requested zoning districts are not consistent with the LDR and NAC future land use designations. Staff has concerns about how this fits with the recently adopted JOSH study.

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 denial of the applicant's rezoning proposal for the use as Residential multifamily, a church, and commercial. The residential part of the proposal would be at a higher density than the adjacent residential development. Additionally, the comprehensive plan calls for much more buffer adjacent to the R-20 subdivision than what is shown.

(continued)

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.

EXHIBIT "C" - ATTACHMENT TO APPLICATION FOR REZONING

(Page One of Two)

Application No.: Z-72 (2020)
Hearing Dates: December 1, 2020
December 15, 2020



Applicant: North Point Ministries, Inc.
Titleholders: Hanna Land Company, Inc.;
The 'True Vine' Experience Foundation, Inc.; and
Sara M. Sweeney

**ADDRESS, PARCEL, AND OWNER LISTING FOR PROPERTIES
INCLUDED IN APPLICATION FOR REZONING**

<u>Property Address</u>	<u>Tax Parcel No.</u>	<u>Property Owner</u>
4208 Shallowford Road	16-0467-0-003-0 ✓ ✓	The 'True Vine' Experience Foundation, Inc.
4218 Shallowford Road	16-0467-0-004-0 ✓ ✓	The 'True Vine' Experience Foundation, Inc.
Shallowford Road	16-0470-0-044-0 ✓ ✓	The 'True Vine' Experience Foundation, Inc.
4242 Shallowford Road	16-0467-0-006-0 ✓ ✓	The 'True Vine' Experience Foundation, Inc.
4246 Shallowford Road	16-0467-0-007-0 ✓ ✓	The 'True Vine' Experience Foundation, Inc.
4250 Shallowford Road	16-0467-0-008-0 ✓ ✓	The 'True Vine' Experience Foundation, Inc.
4260 Shallowford Road	16-0467-0-009-0 ✓ ✓	Sara M. Sweeney
4260 Shallowford Road	16-0467-0-078-0 ✓ ✓	The 'True Vine' Experience Foundation, Inc.
4290 Shallowford Road	16-0467-0-010-0 ✓ ✓	The 'True Vine' Experience Foundation, Inc.
4302 Shallowford Road	16-0467-0-011-0 ✓ ✓	The 'True Vine' Experience Foundation, Inc.
4314 Shallowford Road	16-0467-0-012-0 ✓ ✓	The 'True Vine' Experience Foundation, Inc.
3155 Johnson Ferry Road	16-0467-0-013-0 ✓ ✓	The 'True Vine' Experience Foundation, Inc.
3095 Johnson Ferry Road	16-0470-0-002-0 ✓ ✓	The 'True Vine' Experience Foundation, Inc.
3085 Johnson Ferry Road	16-0470-0-021-0 ✓ ✓	The 'True Vine' Experience Foundation, Inc.
Waterfront Drive	16-0470-0-016-0 ✓ ✓	Hanna Land Company, Inc.
3058 Waterfront Drive	16-0470-0-018-0 ✓ ✓	Hanna Land Company, Inc.
3070 Waterfront Drive	16-0470-0-003-0 ✓ ✓	Hanna Land Company, Inc.
3082 Waterfront Drive	16-0470-0-004-0 ✓ ✓	Hanna Land Company, Inc.
3084 Waterfront Drive	16-0470-0-023-0 ✓ ✓	Hanna Land Company, Inc.
3086 Waterfront Drive	16-0470-0-005-0 ✓ ✓	Hanna Land Company, Inc.

EXHIBIT "C" - ATTACHMENT TO APPLICATION FOR REZONING
(Page Two of Two)



Application No.: Z-72 (2020)
Hearing Dates: December 1, 2020
December 15, 2020

Applicant: North Point Ministries, Inc.
Titleholders: Hanna Land Company, Inc.;
The 'True Vine' Experience Foundation, Inc.; and
Sara M. Sweeney

**ADDRESS, PARCEL, AND OWNER LISTING FOR PROPERTIES
INCLUDED IN APPLICATION FOR REZONING**

<u>Property Address</u>	<u>Tax Parcel No.</u>	<u>Property Owner</u>
3088 Waterfront Drive	16-0470-0-006-0 ✓ ✓	Hanna Land Company, Inc.
3090 Waterfront Circle	16-0471-0-008-0 ✓ ✓	Hanna Land Company, Inc.
3045 Waterfront Drive	16-0470-0-024-0 ✓ ✓	Hanna Land Company, Inc.
3047 Waterfront Drive	16-0470-0-011-0 ✓ ✓	Hanna Land Company, Inc.
3053 Waterfront Drive	16-0470-0-010-0 ✓ ✓	Hanna Land Company, Inc.
3059 Waterfront Drive	16-0470-0-009-0 ✓ ✓	Hanna Land Company, Inc.
3081 Waterfront Drive	16-0470-0-008-0 ✓ ✓	Hanna Land Company, Inc.
3087 Waterfront Drive	16-0470-0-007-0 ✓ ✓	Hanna Land Company, Inc.
3080 Waterfront Circle	16-0471-0-009-0 ✓ ✓	Hanna Land Company, Inc.

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ZONING DIVISION

Application No. Z-72 (2020)

Hearing Dates: PC: 12/01/2020

BOC: 12/15/2020

Summary of Intent for Rezoning*

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

a) Proposed unit square-footage(s): See Attached

b) Proposed building architecture: _____

c) List all requested variances: _____

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

a) Proposed use(s): See Attached

b) Proposed building architecture: _____

c) Proposed hours/days of operation: _____

d) List all requested variances: _____

.....
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).

If rezoning is approved, as submitted, Applicant will seek the abandonment of a portion of Waterfront Drive to be included within the proposed, overall development, as shown on the submitted Concept Rezoning Plan.

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

ATTACHMENT TO SUMMARY OF INTENT FOR REZONING

Application No.: Z-_____ (2020)
Hearing Dates: December 1, 2020
December 15, 2020



Applicant: North Point Ministries, Inc.
Titleholders: Hanna Land Company, Inc.;
The 'True Vine' Experience Foundation, Inc.;
and Sara M. Sweeney

Part 1. Residential Rezoning Information:

- a. Proposed unit square-footage(s): Minimum 1,800 square feet, and greater;
- b. Proposed building architecture: Traditional;
- c. List all requested variances: None known at this time

Part 2. Non-residential Rezoning Information:

Proposed OI zoning category:

- a. Proposed use(s): Church and related activities;
- b. Proposed building architecture: Elevations/Renderings to be provided;
- c. Proposed hours/days of operation: Sunday – Saturday;
Normal and customary hours for Church services, Church operations and functions, and special programs;
- d. List of all requested variances: None known at this time.

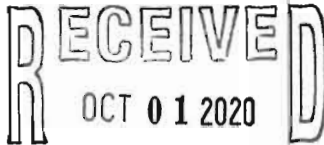
Proposed NRC zoning category:

- a. Proposed use(s): Retail and Restaurants;
- b. Proposed building architecture: Consistent with JOSH Study;
- c. Proposed hours/days of operation: Sunday – Saturday
Normal and customary hours for designated uses;
- d. List of all requested variances: None known at this time.

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: Z- 72 (2020)
Hearing Dates: December 1, 2020
December 15, 2020

Applicant: North Point Ministries, Inc.
Titleholders: Hanna Land Company, Inc.;
The 'True Vine' Experience
Foundation, Inc.; and
Sara M. Sweeney



COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

IMPACT ANALYSIS STATEMENT

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

- (a) This Application for Rezoning seeks rezoning of three separate and distinct tracts of property: Tract 1, being approximately 11.23 acres located on and along the southerly side of Shallowford Road; Tract 2, being approximately 3.79 acres located on the westerly side of Johnson Ferry Road; and Tract 3, being approximately 18.11 acres located on and along the northerly and northeasterly side of Waterfront Drive and along the easterly side of Waterfront Circle, all tracts being overall located in Land Lots 466, 467, 470, and 471, 16th District, 2nd Section, Cobb County, Georgia (hereinafter collectively the "Property" or the "Subject Property"). The combined acreage for the three tracts is 33.13 acres. Overall, the Property is currently zoned to the R-20, Neighborhood Retail Commercial ("NRC"), and Low-Rise Office ("LRO") zoning categories. North Point Ministries, Inc., as Applicant ("Applicant") is seeking rezoning to the OI, NRC, and RM-8 zoning categories, and proposes to utilize property proposed for rezoning to the OI category (Tract 1) as the East Cobb Campus for North Point Church; as well as, utilize property proposed for rezoning to the NRC category (Tract 2) for retail and restaurant purposes. The requested rezoning of the designated portions of the Property to the OI and NRC categories will permit uses for the Property that is more suitable in view of its location and development of properties in close proximity, and will allow the overall Property to be utilized to its highest and most reasonable potential. Properties located on and along major thoroughfares, such as Shallowford Road and Johnson Ferry Road, are better suited for office, retail, and restaurant purposes than for single-family residential purposes. Immediately easterly and northeasterly of the Subject Property are properties zoned to the NRC, PS, CRC, NS, and NRC zoning categories, and are utilized for retail shopping centers and have out parcels for restaurants and other retail shops. Properties on the northerly side of Shallowford Road are zoned to the OI zoning classification. The uses proposed by Applicant; as well as, the location along two major roadways, make the Subject Property well-suited for the proposed development. The proposed OI and NRC zoning classifications, and the overall, proposed development, 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 property. The proposed development should have a minimal, if any, impact on surrounding properties, as certain 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 existing R-20 zoning classification is economically unfeasible. The proposed OI and NRC classifications would allow those portions of the Property to be developed and utilized to the 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 major thoroughfares within the County; as well as, connectivity to Metropolitan Atlanta highways and interstates. 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 in conformity with the Future Land Use Map of Cobb County, Georgia.
- (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. Additionally, in August 2020, Cobb County approved a "JOSH" Small Area Plan/Study for the Johnson Ferry Road/Shallowford Road corridor.

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