



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-29-2023

SITE BACKGROUND

Applicant	Grace of Georgia Properties LLC
Phone	302-573-0268
Email	devynnglanz@dlbp.us
Representative Contact	Steven Delonga
Phone	404-422-1200
Email	swdelonga@coredg.com
Titleholder	Rhonda R. Small
Property Location	Located on the south side of Morris Road, west of Hiram Lithia Springs Road
Address	3920 Hiram Lithia Springs Road
Access to Property	Morris Road

QUICK FACTS

Commission District	4-Sheffield
Current Zoning	R-30
Current Use of Property	Mostly undeveloped woods
Proposed Zoning	RSL
Proposed Use	Residential Subdivision (55+ active adult)
Future Land Use	VLDR
Site Acreage	41.45
District	19
Land Lot	893
Parcel #	19089400160
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Jeannie Peyton)

Based on the analysis of this case, Staff recommends **DELETION TO R-20 OSC** subject to the following:

1. Maximum Density not to exceed 1.75 units per acre;
2. Final Site Plan to be approved by the District Commissioner;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations; and
6. Department of Transportation comments and recommendations.

Rezoning Plat

Spring Lake Village

Cobb County, Georgia Land Lot 893, 19th District, 2nd Section

prepared for:

Grace of Georgia Properties, LLC
78 Lindbergh Drive NE, Unit 100
Atlanta, Georgia 30305



June 2, 2023



Site Data

Total Site Area: 41.45 AC

(5.93 AC in floodplain)
*35.52 net acres can be used to calculate density,

Present Zoning: R-30

Total Units Shown: 110

- Pod A 52
- Pod B 18
- Pod C 40

Proposed Zoning: RSL

Open space/common area provided: 16.9 AC

(40.8% of total site area)



1635 Old Hwy 41
SUITE 112-314
KENNESAW, GA 30142
770-514-9006
DGM.LPC.COM



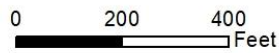
General Notes:



1. Boundary from Site Works Surveys & Planning, dated January 18, 2018.
2. Utility easements are indicated from Cobb County GIS.
3. According to Flood Insurance Rate Map (FIRM) #13067C0076G; December 16, 2008, this site contains floodplain and is shown on plan.
4. No cemeteries are known to exist on site.
5. Streams and/or wetlands exist on site as indicated on site plan.
6. No archeological or architectural landmarks are known to exist on site.
7. Utility easements exist on site and are shown on site plan.
8. Stormwater management and water quality structures are conceptual and will be revised based on hydrologic study.

Z-29 Aerial Map



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



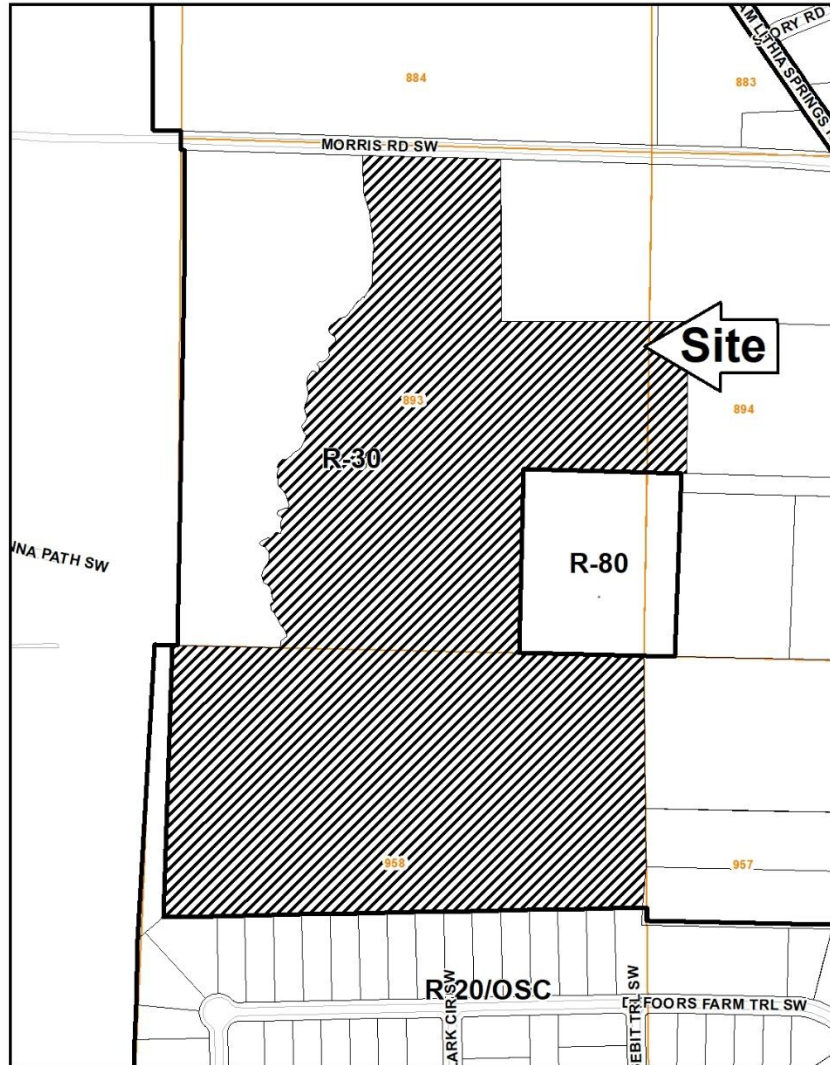
 Zoning Boundary
 City Boundary

North

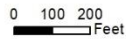
Zoning: R-30 / US Department of the Interior

Future Land Use: VLDR

Z-29 2023 GIS



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-30,
R-20 OSC /
Single-family
residences

**Future Land
Use:** VLDR

EAST

Zoning: R-30,
R-80 / Single-
family
residences,
Church

**Future Land
Use:** VLDR, PI

SOUTH

Zoning: R-20 OSC / Single-family subdivision

Future Land Use: VLDR

Current zoning district for the property

The R-30 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-30 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 RSL nonsupportive residential units is established to provide locations for the development of attached and detached dwelling units limited to those persons age 55 and older as defined by the Fair Housing Act as may be amended from time to time and shall not be established as a precedent for any other residential or nonresidential district. This residential use is designed to be located within any land use category other than industrial, industrial compatible, rural residential and very low density residential as defined by the Cobb County Comprehensive Plan, as may be amended from time to time, provided that it must be located along an arterial or collector roadway (as defined by the Cobb County Major Thoroughfare Plan, as may be amended from time to time). A non-supportive RSL may only be located on a collector road if the following criteria is met: a minimum of ten acres and a density maximum of four units per acre. The board of commissioner may reduce the density based on the surrounding density, topography, deforestation, drainage concerns, or other similar factor.

Summary of the applicant's proposal

The applicant is requesting to rezone to RSL nonsupportive to develop a 55+ active adult residential subdivision with 110 single-family homes on 41.45 acres. The homes are proposed to be a minimum of 2,000 square feet. The plan includes 16.9 acres of open space/common area with amenities for residents only that include a walking trail, clubhouse, pickle ball courts, a fitness center, and a reading room.

Residential criteria

Allowable units as zoned: 39

Proposed # of units: 110

Net density: 3.1

Increase of units: 71

Acres of floodplain/wetlands: 5.93

Impervious surface shown: 55% maximum

Are there any zoning variances?

Yes;

1. Allow Residential Senior Living (RSL) in a Very Low Density Residential (VLDR) area.

07/24/23

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

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:

Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2018 Edition and Cobb County Development Standards 402.11).

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 width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and 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%.

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

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)

CERTIFICATE OF OCCUPANCY:

Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

(continued)

ACCESS GATES:

Gates securing fire apparatus access shall meet the following requirements:

- minimum 14 feet in clear width for a single lane and 20 feet for a double lane. The gates shall not reduce the operating width of the roadway.
- Double lane gates shall be a minimum of 20 feet in clear width.
- Gates shall be of the swinging or sliding type.
- Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access during normal operations and in power failure.
- Emergency opening devices require a permit and shall be approved by the Cobb County Fire Marshal's Office. (Cobb County Development Standards 401.8.2)

GUEST PARKING:

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

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

FIRE 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. (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, exclusive of shoulders (see Figure D103.1 in Appendix D).

FIRE PROTECTION:

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

The above is not an all-inclusive list, all applicable fire and life safety provisions must be met.

Jeff Byrd

(770) 528-8814

Jeffrey.Byrd@cobbcounty.org

Z-29-2023

DEPARTMENT COMMENTS – Fire Department

(continued)

07/28/2023

The sample floor plan in the sales literature depicts a +/- 10' deep patio at the rear of the unit extending beyond the footprint of the building. The footprint of units B5 – B10 and C1 sit directly contiguous with the 75' impervious pond buffer, and therefore these units could not have an impervious patio. Several other units are so close to the buffer that they would only be allowed to have a small patio.

Georgia Power must approve encroachment into their 100' powerline easement for patios on units A18-A23 and B1-B2. Community Development recommends that the applicant provide written approval from Georgia Power for such encroachment prior to rezoning approval.

If this rezoning case is approved, the applicant is encouraged to allow the Georgia Native Plant Society to conduct a native plant rescue on the site prior to development.

No comment

9/5/23

Approval of this petition will not have an impact on the enrollment of schools.

07/26/2023

Site Data

1. Address: 3920 Hiram Lithia Springs Road
2. District: 4
3. Existing Zoning: R-30 Existing Allowable Impervious Coverage: 35%/Lot
4. Proposed Zoning: RSL Allowable Future Impervious Coverage: 45% overall
5. Future Land Use: VLDR

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: Yes; Zone: A
2. FEMA Map Number: 13067C0176G

Stormwater Information

1. Drainage Basin: Chattahoochee River Basin
2. State Stream Buffers: Yes; Georgia DNR Variance may be required to disturb within 25-foot streambank buffers. All stream buffers are to be located by the State's guidelines.
3. County Stream Buffer Ordinance: Yes; The County's Undisturbed Stream Buffer is 50', each side of the stream; with an additional 25' impervious setback from the undisturbed buffer line. All stream buffers are to be located by the State's guidelines.
4. Impaired Stream: Not Verified: 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. Wetlands: Possibly, Not Verified Location: Possibly within streambanks and around the existing lakes
6. Water Intake Zone: No
7. Existing Onsite Ponds / Lake: Yes; Two lakes labeled Smalls Lake 1 & 2
8. Existing Dam Breach Zone Study on File: No

Topography Information

1. General site Description: The site is currently undeveloped with two existing lakes and a power line easement. There is a significant number of trees on the property. The topography of the property is steep in some areas. Some areas may approach 10% slopes or greater. There is an existing ridge line from the northeastern corner of the property to the southwest. A large portion of the existing site drain directly into the existing along the western boundary line of the project. Significant offsite drainage basin areas east of the project site contribute to the existing onsite lakes.

Z-29-2023 DEPARTMENT COMMENTS – Stormwater Management

(continued)

2. Downstream Description: Stormwater discharges through an established residential neighborhood downstream. Downstream drains into Paulding County and an existing pond.

Project Design Comments and Recommendations

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

Existing Onsite and Offsite Ponds and/or Lakes Design Requirements

1. Dam Breach Zone Studies: (No residential structures are allowed within the hazard dam breach zone.)
 - Provide a New Dam Breach Study for the existing and/or proposed lake.
2. Existing Downstream Offsite Lakes/Ponds: Additional Best Management Practices (BMP's) for Erosion & Sediment Control may be required during construction. Erosion Control BMP's shall be designed in accordance with the "Manual for Erosion and Sediment Control in Georgia".
3. Existing Downstream Lakes/Ponds Sediment Study Required: Provide a pre-development and post-construction sediment survey/study to document pre-development and post-development sediment levels within the downstream lakes/ponds.
 - Location(s): Approximately 1700' downstream within Paulding County
4. Existing onsite stormwater management ponds and/or lakes shall be modeled hydrologically to establish and maintain the existing base flow(s) as the pre-developed condition for the site runoff.
5. Existing onsite lakes shall be inspected. A current inspection report furnished at the time of permitting. Existing lakes that do not meet current regulations shall be improved to current regulations including but not limited to dams, spillways, and control systems.

Z-29-2023 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.
3. At the time of plan review calculate and provide the percentage of impervious coverage for the project site on the plans.
4. Impervious calculations for residential subdivision design shall be based the maximum allowable percentage per lot based on the zoning category plus all additional impervious areas including but not limited to roads, sidewalks, and amenity areas.
5. 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.
6. Based on the proposed private roads; the 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.
7. The proposed stormwater management facility(ies) within residential subdivisions with dedicated streets are to be located on a standalone parcel with a 20’ minimum right-of-way frontage. All appurtenances of the storm management facility must be within the pond parcel.
8. The Owner/Developer is responsible for obtaining any required stream piping and wetland disturbance permits from the U.S. Army Corps of Engineers including any required mitigation. Copies of the Corps of Engineers approvals, permits, and proof of mitigation are to be furnished at the time of the Land Disturbance Permit and scanned onto the plan sheets of the project drawings.

Z-29-2023 DEPARTMENT COMMENTS – Stormwater Management

(continued)

9. The Owner/Developer is responsible for obtaining any required stream piping and buffer variances from the Georgia EPD including any mitigation. Copies of the State's approvals, permits, and proof of mitigation are to be furnished at the time of the Land Disturbance Permit and scanned onto the plan sheets of the project drawings.
10. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system including drainage swales and roadside ditches.
11. Substantially mitigate any effects of concentrated stormwater discharges onto adjacent properties. Level spreaders may be required to disburse the stormwater discharge.
12. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist downstream.
13. Any spring activity discovered must be addressed by a qualified registered geotechnical professional engineer (PE) at the expense of the owner/developer.
14. 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. Contact Cobb County Stormwater Management for Zone A floodplain information including cross sections and elevations. All lots and homes containing floodplain will be required to meet the County's for minimum lot size and elevation above the floodplain elevation.
2. The existing ponds will be required to be hydraulically modeled to establish an existing baseline stormwater runoff from the site.
3. At the time of plan review, an inspection/report pertaining to the existing lakes/pond dams will be required. All dams will be required to be updated to the current Cobb County Code and Regulations.

7/28/2023

Comprehensive Plan Future Land Use Designation: Very Low Density Residential

The subject tract is within the Very Low Density Residential (VLDR) future land use category. The purpose of VLDR is to provide for areas that are suitable for very low-density housing, particularly in locations that may not have basic services such as sewer, or where the existing or desired residential development pattern is zero to two (2) dwelling units per acre.

Future Land Use Sub-Category? N/A

Consistent Inconsistent

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: Powder Springs

Was the city notified? Yes

Specific Area Policy Guidelines: Yes No
Policy:

Masterplan/ Corridor Study: Yes No
Name of Masterplan/Corridor Study: N/A

Design guidelines area? Yes No
If yes, design guidelines area? N/A
Does the proposal plan comply with the design requirements? N/A

Is the property within an Opportunity Zone? Yes No
If yes, Opportunity Zone? N/A

(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
If yes, Enterprise Zone? N/A

(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 Program? Yes No

(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.)

(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.

7/26/23 – DATE OPTIONAL

Water comments:

At development: YES NO

Fire flow test required: YES NO

Size/location of existing water main(s): 8” in Hiram Lithia Springs Rd, 8” in Defoors Farm Trail

Additional water comments: Development Standards require two water feeds

Sewer comments:

In the drainage basin: YES NO

At development: YES NO

Approx. distance to nearest sewer: ~150 ft south in existing easement

Estimated waste generation (in G.P.D.): Average daily flow = 17,600

Peak flow = 44,000

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
Morris Road	Minor Collector	25	Cobb County	60'

Roadway	Location	Average daily trips	Level of service
Morris Road	West of Hiram Lithia Springs Road	2,630	C

Based on 2018 traffic counting data taken by Cobb County DOT for Morris 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 major collector roads from this data source.

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

ITE Land Use	Description	Expected Size (units)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	Total (vph)	In (vph)	Out (vph)	Total (vph)	
251	Senior Adult Housing-Detached	110	9	17	26	20	13	33	474

vph = vehicles per hour, vpd = vehicles per day

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

Morris Road is classified as a minor collector 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 June 5, 2023, this development does not require a traffic study submittal.

Our department also received a traffic impact statement as part of the Planning Statement dated June 23, 2023. The recommendations below are based on the information received.

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 Morris Road, a minimum of 30' from the roadway centerline.
2. Recommend installing curb, gutter, and sidewalk along the Morris Road frontage to meet Cobb DOT standards. 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

(continued)

Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.

3. Recommend Morris Road access include a deceleration lane. 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.
4. Recommend Morris Road access include left turn lane to address safety because Morris Road is a minor collector roadway and due to the density of the proposed development. This recommendation is pursuant to Cobb County Development Standard 402.10, Left Turn Lane Design Guidelines, and Cobb County Development Standard Detail 401F, Left Turn Lane. Cobb DOT also follows Table 9-24 and Figure 9-35 recommendations published in the American Association of State Highway and Transportation Officials (AASHTO) *A Policy on Geometric Design of Highways and Streets* (Green Book), 7th Edition. Recommend location and design of the left turn lane be determined during plan review, subject to Cobb DOT approval.
5. All signage and landscaping should be installed off county right-of-way and where it will not impede the line of sight for the driveways or roadways.
6. Recommend mail kiosk for proposed development be located off the right-of-way and either on the inward traffic flow or adjacent to off-street guest parking. This recommendation is to address safety because of the potential of illegal parking movements crossing opposing traffic.
7. Recommend a minimum of 100' feet straight-line distance (from end of intersection curb return to start of driveway curb return) between the first residential driveway and Morris Road. This recommendation is pursuant to Cobb County Development Standard 402.2, Access from Thoroughfare Streets and Cobb County Development Standard Detail 116R, Residential Driveway Standard.
8. Recommend a minimum of 50 feet straight-line distance (from end of curb return to start of adjacent curb return) between any residential driveways and internal roadways, adjacent curves, on-street parking or driveways. This recommendation is pursuant to Cobb County Development Standard 402.7.1, Residential Driveways and Cobb County Development Standard Detail 116R, Residential Driveway Standard.

(continued)

9. Recommend curb and gutter along both sides and sidewalk along one side of proposed private roadway. Because of the tight driveway spacing, interior rollback curb may be considered for implementation in Plan Review, subject to Cobb County DOT approval.
10. Recommend private streets, lighting, and utilities be constructed to the Cobb County Standard Specifications for public streets. Private streets that do not meet Cobb DOT specifications for public streets cannot be considered for potential future transfer to Cobb County. This recommendation is pursuant to Cobb County Development Standard 401, Streets and Access (including subsections) and Cobb County Development Standard Details, including the following: Detail 110A, Typical Section Residential Street; Detail 100B, Residential Street Grading; Detail 104a, Typical Residential Cul-de-sac; Detail 104b, Typical Offset Cul-de-sac; and Detail 113, Sidewalks.
11. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.
12. Recommend coordination with Paulding County since this development is in the vicinity of the Paulding-Cobb County line.

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 permit a use that is suitable in the view of use and development of adjacent and nearby properties, if deleted to R-20 OSC. The proposed density of 3.1 units per acre is higher than most adjacent residential development nearby.

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 deleted to R-20 OSC. There are residential uses surrounding the proposed site.

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 zoning proposal will not result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, or utilities, if deleted to R-20 OSC.

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. The property is delineated within the Very Low Density Residential (VLDR) future land use category. The purpose of the VLDR category is to provide for areas that are suitable for low-density housing between zero (0) and two (2) dwelling units per acre. The area is predominately R-30 with an R-20 OSC subdivision (Defoors Farm) to the south that has slightly higher density than surrounding development at around 1.75 units per acre. Staff believes R-20 OSC would be more consistent with the overall character of the area.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

It is Staff's opinion that there are existing or changing conditions affecting the use and development of the property which give supporting grounds for deleting the zoning proposal to R-20 OSC. The area of the proposal is in a residential area with a mix of single-family development and a single-family neighborhood. The highest density subdivision adjacent is Defoors Farm at approximately 1.75 units per acre. The zoning proposal for RSL nonsupportive lies within an area delineated as VLDR and does meet the forecasted density range of zero (0) to two (2) dwelling units per acre with a net density of 3.1. If deleted, the development could be developed at a density similar to the overall surrounding developments.

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. Z29

Summary of Intent for Rezoning

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

- a) **Proposed unit square-footage(s):** 2,000 square feet per unit; 110 units proposed
 - b) **Proposed building architecture:** Single story detached, age-restricted residential.
 - c) **List all requested variances:** No variances required.
-
-
-

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

- a) **Proposed use(s):** Walking trail, clubhouse, pickle ball courts, fitness center, reading room as amenities for the residential population. These will not be commercially used.
 - b) **Proposed building architecture:** N/A
 - c) **Proposed hours/days of operation:** N/A
 - d) **List all requested variances:** No variances required.
-
-
-

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

Other pertinent documentation is located in the Planning Statement.

.....
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).

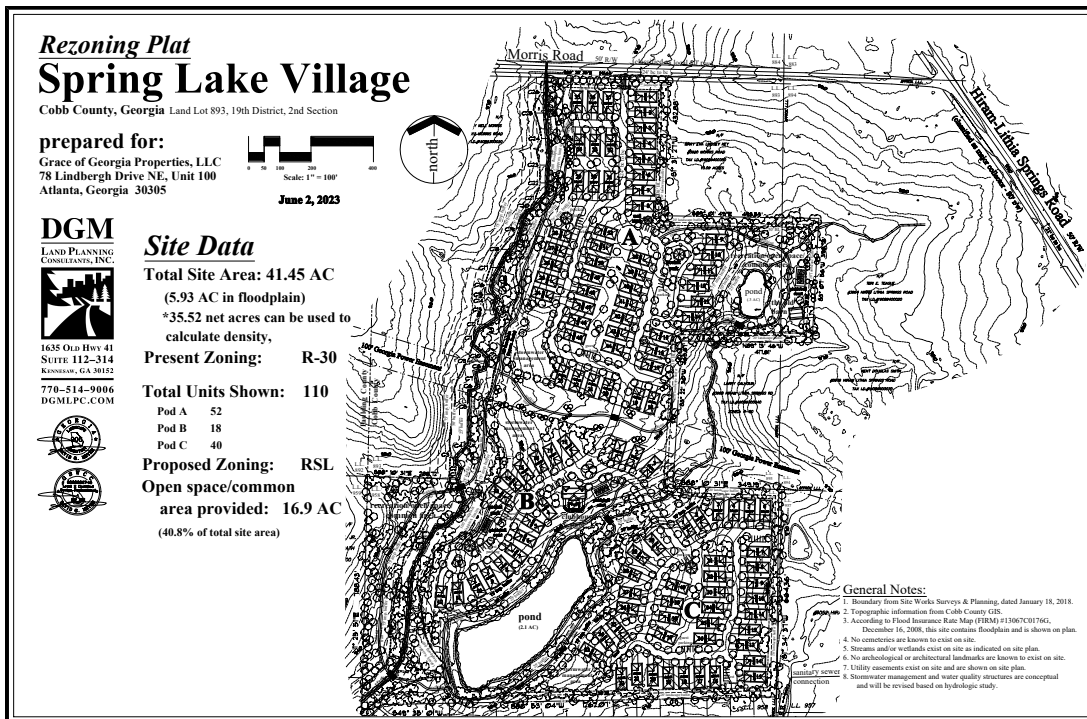
N/A



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PLANNING STATEMENT



Project: SPRING LAKE VILLAGE, 3950 HIRAM LITHIA SPRINGS RD SW,
 POWDER SPRINGS, GA, 30127

Date: JUNE 23, 2023 (Updated from JUNE 5 edition)

Client: GRACE OF GEORGIA PROPERTIES LLC

DLBP LLC is a Delaware limited liability company
 Registered for business in the State of Georgia.
 Mailing address: 78 Lindbergh Drive NE, Unit 100, Atlanta, GA 30305.

CONTENTS

A. SUMMARY AND CONCLUSIONS	3
B. INTRODUCTION	6
C. THE SITE	8
Surrounding Area	9
Schools	9
Emergency Services	10
Utilities	10
D. THE PROPOSAL	12
Rationale	13
E. PRE-APPLICATION ENGAGEMENT	18
Community Engagement	18
F. ANALYSIS	20
Compatibility with Cobb 2040 Comprehensive Plan	20
Traffic Impact Assessments	24
Storm Water	26
G. APPENDIX	26

A. SUMMARY AND CONCLUSIONS

1. This Planning Statement accompanies the Summary of Intent for the rezoning application to the Cobb County Planning Council and Board of Commissioners (the “Council” or the “Commission”) regarding a proposal for a 110-home active adult community (“Spring Lake Village”) at 3950 Hiram Lithia Springs Road SW, Powder Springs, GA 30127 (the “Site” or “Property”), with associated access, parking, landscaping, and site infrastructure, for which the applicant is seeking a rezoning to Residential Senior Living (“RSL”). The detailed application was developed with consideration of the Cobb County 2040 Comprehensive Plan, the Future Land Use Map, feedback from the surrounding Powder Springs community, and the planning commission’s recommendations for the Site.
2. Spring Lake Village is a proposed active adult community that will bring families and communities together by providing an opportunity for adults aged 55 and older to live close to their children, grandchildren, and other loved ones based in the Atlanta metropolitan area. This development will serve as a place where active adults can age in a quiet and peaceful place and remain integrated into the broader Powder Springs community. Spring Lake Village will house the grandparents, volunteers, mentors, and friends that bring joy and comfort to everyday life.
3. Spring Lake Village directly supports a growing need for housing among Cobb County’s growing population of adults aged 55 and older. According to the Atlanta Regional Commission, the 21-county Atlanta metropolitan area will contain nearly 3 million 55+ adults by 2050. This represents a 128% increase since 2015¹.
4. Over 20 people, comprising representatives from all adjacent neighborhoods, attended a community engagement open house on May 30, 2023. The attendees of the open house showed overwhelming support for RSL zoning. The community attendees expressed preference for the peace and quiet RSL (and the proposed community) will provide over the recommended R-20 OSC zoning. The attendees believe RSL will better benefit the community and location of the Site in comparison to other single family detached

¹ “Population and Employment Forecasts”, Atlanta Regional Commission

residential housing nearby. The attendees understand that the land is zoned for development and consider RSL the best and preferred option for the area.

- 5. The proposed development will feature fewer residents than the alternative R-20 OSC zoning due to the size of the units and age restrictions associated with RSL active adult communities. Spring Lake Village will have a comparable overall density to the staff recommended R-20 OSC. Spring Lake Village will have fewer bedrooms and fewer square feet of floorspace per acre as compared to R-20 OSC. The community will also feature fewer residents overall.

Comparison of Impact of Proposal vs. R-20 OSC Zoning

	R-20 OSC (Ex: Defoors Farm ²)	Spring Lake Village	Difference
Bedrooms per Unit	5	2	3 fewer bedrooms per unit
Total Bedrooms	310	220	90 fewer bedrooms total
Bedrooms per Acre	8.72	6.19	2.53 fewer bedrooms per acre
Estimated Number of People	~ 248 (Assumes 4 people in a 5-bedroom house)	~165 (Assumes 1.5 people in a 2-bedroom house)	83 fewer people total
Total Floorspace (sq. ft.)	248,000	220,000	28,000 fewer square feet total
Floorspace per Unit (sq. ft.)	~ 4,000	~ 2,000	2,000 fewer square feet per unit
Floorspace per Acre	6,982	6,194	788 fewer square feet per acre
Units per Acre	1.75	3.10	
Total Units	62	110	

² Nearby R-20 OSC Unit Example: 4252 Defoors Farm Trail, Powder Springs, GA 30127 ([Zillow.com](https://www.zillow.com))

- 6. The proposal will be designed and operated through a strategic partnership of Grace of Georgia Properties LLC (the “applicant”) and a national single family residential development firm. The primary applicant, Grace of Georgia Properties LLC, is an Atlanta-based company with over 40 years of experience in the development and construction industry. Grace of Georgia Properties LLC is passionate about delivering skillfully-planned and beautiful developments that integrate seamlessly within existing communities.
- 7. The proposal for Spring Lake Village is designed to Grace of Georgia Properties LLC’s highest standards to establish an active, attractive, and close-knit environment and community for residents. Spring Lake Village will include single-family detached residences with private yards situated within a community development that features a clubhouse, outdoor activity areas, and lakeside and forested walking trails. The clubhouse will provide additional spaces for community connection, such as a fitness center, a library, and an arts and crafts area.
- 8. This rezoning application includes considerations of the proposed development concept and its compatibility with existing planning, zoning, and land use objectives as well as its estimated impact on the surrounding community and services, traffic, landscaping and ecology, and stormwater management.
- 9. This application is seeking a rezoning from R-30 to RSL. In demonstrating the acceptability of RSL zoning for this Site, the applicant draws comparison in this report with a hypothetical R-20 OSC zoning. For the avoidance of doubt, Grace of Georgia Properties LLC is **not** seeking rezoning to R-20 OSC. The proposal is based on the applicant’s desire to provide an active adult community that supports projected growth of the population of 55+ adults within the Atlanta metro area. The applicant shaped and amended the development proposal and development density based on feedback from a pre-application discussion with Cobb County planners and a community engagement event. The resulting proposal provides benefits to both the active adult residents as well as the surrounding community.

B. INTRODUCTION

10. This Planning Statement accompanies a Summary of Intent for the rezoning application of 3950 Hiram Lithia Springs Road SW, Powder Springs, GA 30127 from single-family residential R-30 to Residential Senior Living RSL zoning.
11. The applicant wishes to deliver an active adult community that enables residents aged 55 and older to age in place and remain integrated into the Powder Springs community. Research studies show that over 75% of the population within this age range believe that living near family is important. Moreover, the ability for older generations to live near children and grandchildren has a direct positive economic impact by facilitating shared caregiving for dependent children and/or elderly family members and supporting greater labor force participation among the parents of dependent children³.
12. The partially wooded Site is located approximately two miles west of downtown Powder Springs, and features a single-family residence built in 1978 with a barn, asphalt driveway, two ponds, and a stream. The property also features a 100-foot Georgia Power easement. These existing features are indicated on the site plan (figure 1 on next page).
13. The proposed Spring Lake Village community will include 110 single-story detached, age-restricted residences at a density of 3.10 units per acre. 41% of the Site will be proactively preserved for green space, which will include walking trails through forest and waterfront environments.
14. The Spring Lake Village master plan will encourage walking and cycling, ensuring all residents can enjoy happy and active lifestyles. All homes will include a garage and off-street parking, private yard, and features such as front porches and backyard terraces.

³ Hurst, Pew Research Center (2022)

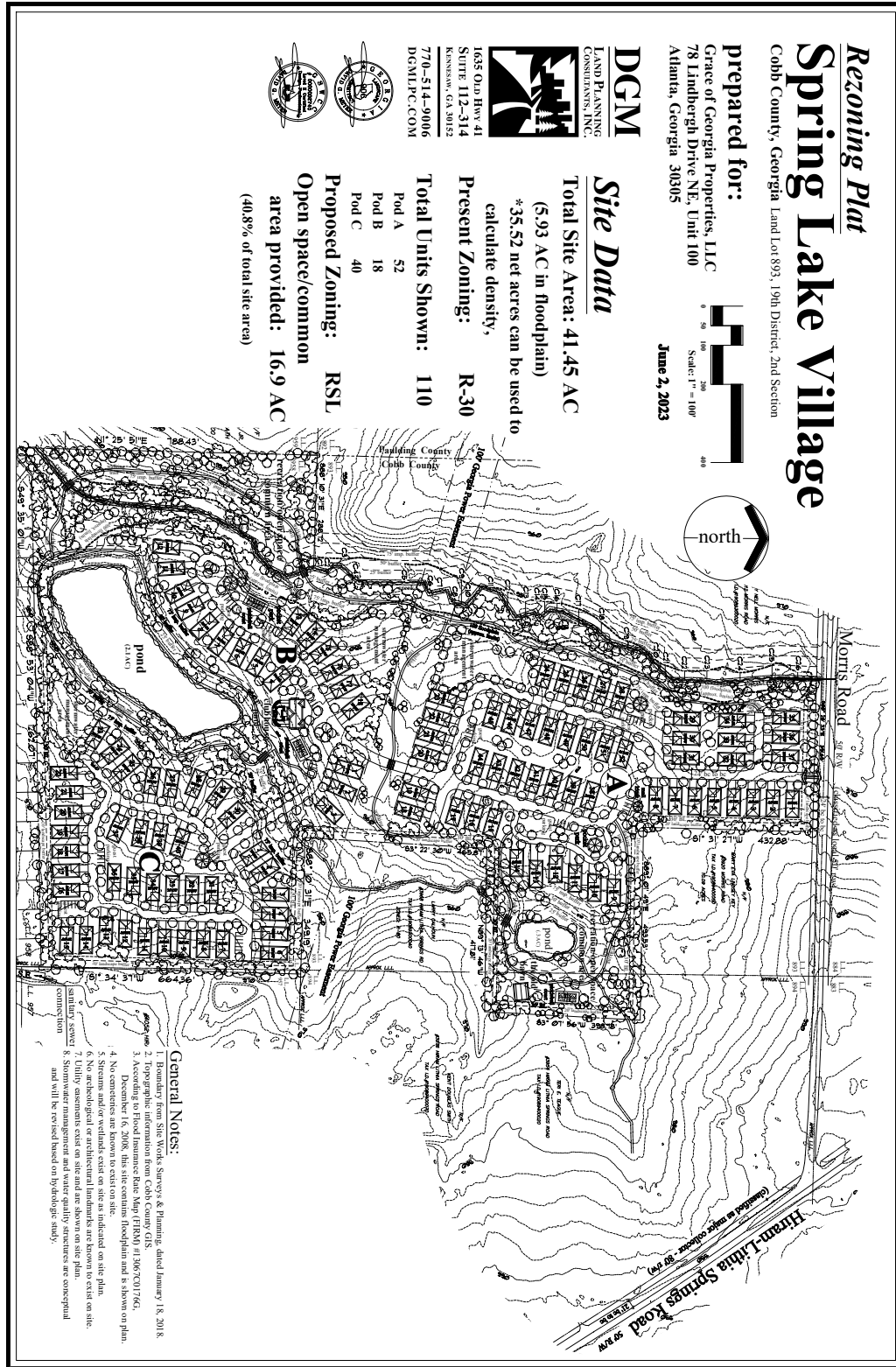


Figure 1: Spring Lake Village Site Plan. Larger copies are included within this application packet.

C. THE SITE

15. Characteristics of the Site at 3950 Hiram Lithia Springs SW are as follows:

- The Site area is 41.45 acres.
- Of the 41.45 acres, +/- 5.93 acres are located within “Zone A”, which is defined by the Federal Emergency Management Agency (FEMA) as an area with a 1% annual chance of flooding and a 26% chance of flooding over a 30-year period, with the remaining land area being in “Zone X”, an area of minimal flood hazard.

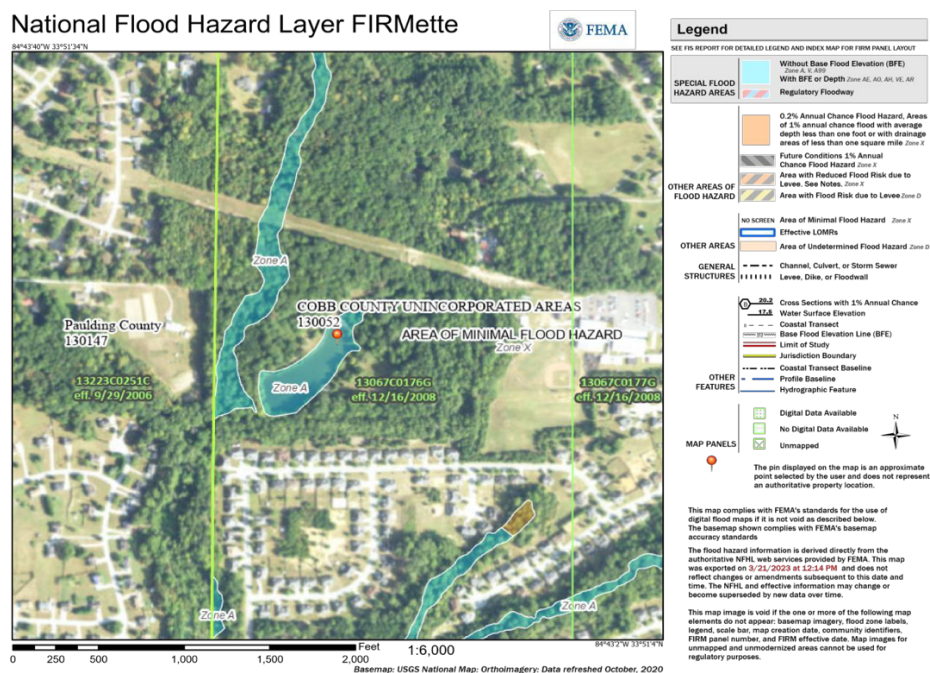


Figure 2: Special Flood Layer Hazard Map

- The Site is currently zoned for single family residential (R-30) (30,000 square foot minimum lot size).
- The Site falls within the “Very Low Density Residential” future land use category.
- The Site is currently accessed via a shared driveway from Hiram Lithia Springs Road SW. This shared access will *not* be used for the proposed development; instead, Spring Lake Village will be accessed via a new point of ingress/egress along Morris Road on the north end of the Property (as shown in the site plan).
- The Site features an existing 3,900 sq ft house, wooden barn, and two sheds.

- g. The Site includes established woodland with a 2.1-acre pond to the south, a 0.3-acre pond to the east, and a creek to the west.
- h. The applicant will comply with county requirements for state improvements along highways as stated in section 401.4 of the Cobb County Development Standards:⁴
 - i. “For any development that abuts a state highway or other right-of-way controlled by the state of Georgia, improvements to the roadway, the location, and design of any street or driveway providing access from the state highway shall comply with the standards and requirements of Cobb County Department of Transportation. A permit for the proposed access or improvements shall be required to have been approved by the Cobb County Department of Transportation and incorporated into the construction drawings for the project prior to issuance of a development permit by the Cobb County Community Development Agency.”

Surrounding Area

16. The surrounding area is generally residential in character. To the south there are residential properties within the Defoors Farm community, which is zoned R-20/OSC. To the north of the site is Morris Road, residential properties, and a large government-owned parcel, all of which feature R-30 zoning. To the east there are residential properties, a school and woodland along Hiram Lithia Springs Road SW that are primarily zoned R-30. To the west there are residential properties in neighboring Paulding County.

Schools

17. The proposed development will be age-restricted to active adult (55+) residents and will not permit full-time residents under the age of 19. Therefore, the development will not impact school enrollment.

⁴ Cobb County Development Standards, p. 111

18. For general reference, the Site is located within the Cobb County School District and falls within the attendance zones of the following schools:

- a. Powder Springs Elementary School (circa 4.1 miles from the Site);
 - i. Number of students enrolled in 2021-2022 school year: 790⁵
- b. Cooper Middle School (circa 6.5 miles from the Site); and
 - i. Number of students enrolled in 2021-2022 school year: 1,047⁶
- c. McEachern High School (circa 5.6 miles from the Site).
 - i. Number of students enrolled in 2021-2022 school year: 2,357⁷

Emergency Services

19. The Site is within the Cobb County Fire District. The nearest fire department is in Powder Springs (circa 4.2 miles from the Site).

- a. Cobb County Fire Department Station 23: 3470 New MacLand Rd, Powder Springs, GA 30127

20. The Site is in the Southwest Cobb Police Precinct Area. The nearest police station is in Southwest Cobb (circa 8.3 miles from the Site).

- a. Cobb County Police Precinct 2: 4700 Austell Rd, Austell, GA 30106

Utilities

21. There is no existing water supply or sewage network to the Site. However, Cobb County officials have confirmed the following:

- a. There is an existing sewer connection (figures 3 and 4) to the south of the Site and an existing easement up to the Site that may be extended to serve the Site.

⁵ [National Center for Education Statistics](#)

⁶ [National Center for Education Statistics](#)

⁷ [National Center for Education Statistics](#)

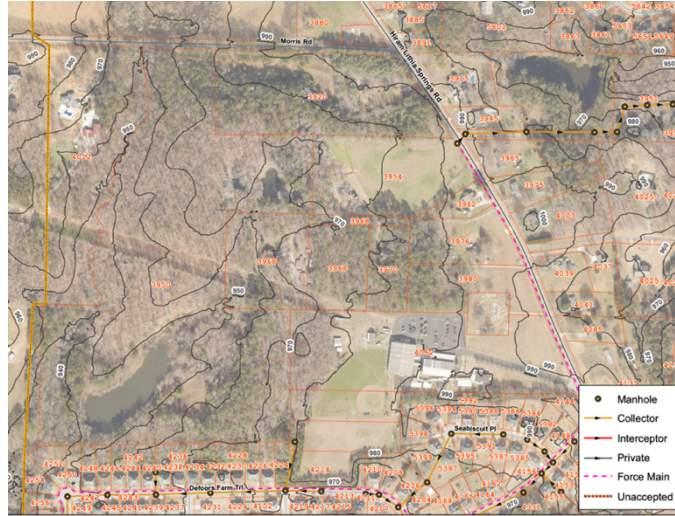


Figure 3: Existing sewer supply to 3950 Hiram Lithia Springs Rd SW

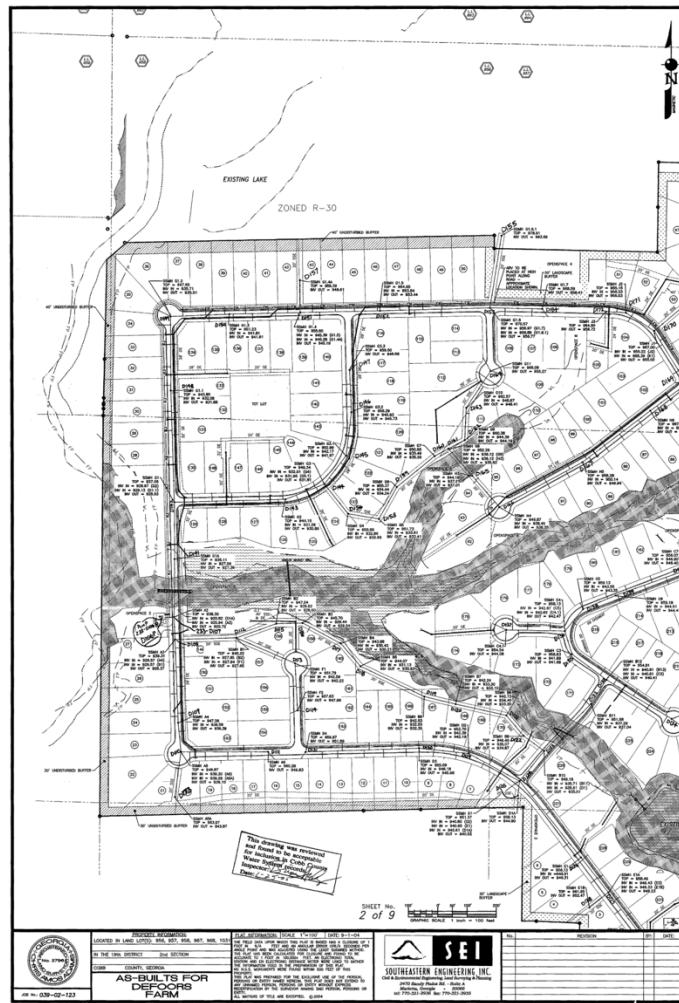


Figure 4: Cobb County documentation showing existing sewer line access

- b. There is existing water supply and sewage network infrastructure on Hiram Lithia Springs Road (figure 5). The water main can be extended to serve the Site via Morris Road with no third-party landowners involved.

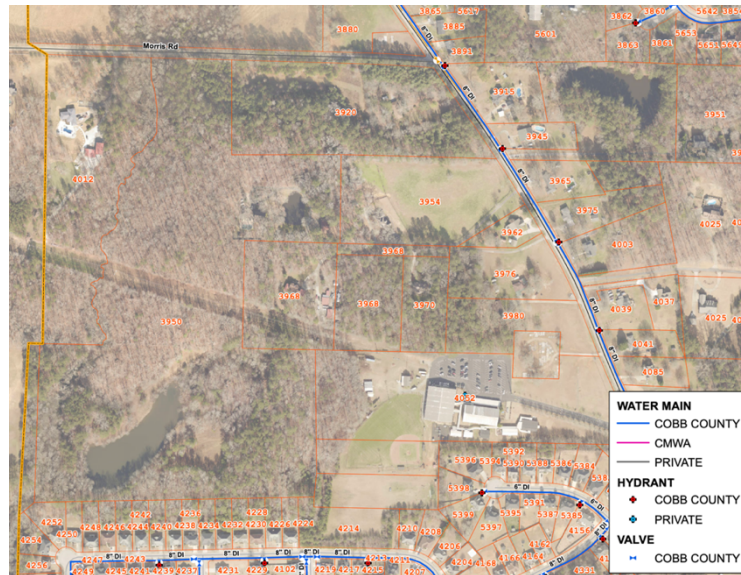


Figure 5: Existing water supply to 3950 Hiram Lithia Springs Rd SW

22. The Site is served by an electricity supply solely to the existing property. There is an existing electricity supply on Hiram Lithia Springs Road SW, and a supply across the Site.

D. THE PROPOSAL

23. Spring Lake Village will consist of 110 high-quality, single-family detached homes. Homes will feature private yards, garages, and off-street parking.
24. Spring Lake Village's master plan includes 16.9 acres of green space, comprising roughly 41% of the total plan area. This green space will feature parks, recreation areas, and woodland and lakeside walking trails. The entire Site will also be laid out to allow for and encourage walking and cycling, ensuring all residents can enjoy happy, healthy, and active lifestyles.
25. In order to reflect the property's woodland style, as well as reduce environmental impact of the development, the master plan features new tree plantings throughout the development and along the trail network.

- 26. An initial idea to connect the development to Hiram Lithia Springs Road via a pedestrian path has been removed from the proposal and the official site plan submissions in response to neighborhood feedback.
- 27. The proposal requires rezoning from the existing designation, R-30⁸, to an RSL⁹ designation.
- 28. The chart below shows how RSL zoning and R-20 OSC zoning would apply to this particular Site. As shown, RSL zoning would permit 142 lots on the Site. However, the applicant understands this is too dense for the Property and has committed to a Proposal of 110 units to better fit into the neighborhood context..

Zoning	Min. Lot Size (sq. ft.)	Max. Units per Buildable Acre	Buildable Area Minus Flood Zone ¹⁰ (AC)	Open Space Provision ¹¹ (AC)	Net Buildable Area (AC)	Number of Lots ¹²
RSL (Residential Senior Living)	In keeping with neighbors	4	35.52	None*	35.52	142 (Spring Lake Village will feature 110 lots/units.)
R-20 OSC (Residential Open Space Overlay)	13,000	1.75	35.52	12.43	23.09	62

*Spring Lake Village will provided 16.9 AC of green space/open space, although none are required in RSL zoning.

Rationale

29. As the result of extensive site investigation, due diligence, and community discussion, the applicant firmly believes that 3950 Hiram Lithia Road SW is an appropriate location for an active adult living neighborhood. The due diligence investigation has determined that a rezoning of the property from R-30 to RSL can be beneficial towards the community.

⁸ Cobb County Sec. 134-196

⁹ Cobb County Sec. 134-203

¹⁰ Assumed flood zone area 5.93 acres, e.g. 41.45 acres – 5.93 acres = 35.52 acres.

¹¹ 35 percent of ‘Buildable area Minus Flood Zone’, e.g. 35.52 acres x 0.35 = 12.43 acres.

¹² Final Buildable Area divided by Minimum Lot Size, but subject to the maximum allowable density (dwellings per acre) for the underlying zoning district.

30. After researching various plots of available land, 3950 Hiram Lithia Springs Road SW was identified as the most feasible location for the active adult living community in the desired area.

31. Spring Lake Village responds to a changing market and population dynamic within the broader Atlanta Metropolitan area. Research indicates that, by 2050, the metro area population of persons aged 55 and older will have grown by 128%. This represents an increase of over 1.6 million people within the specified age range.

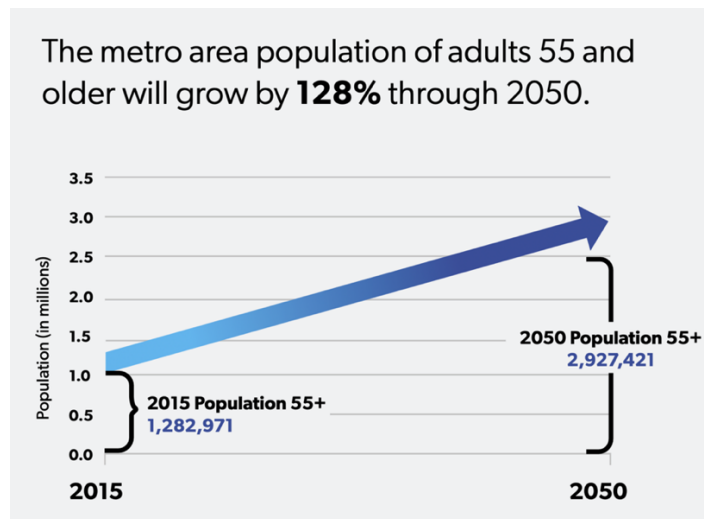


Figure 6: 55+ Population Growth Forecast (Source: Atlanta Regional Commission)

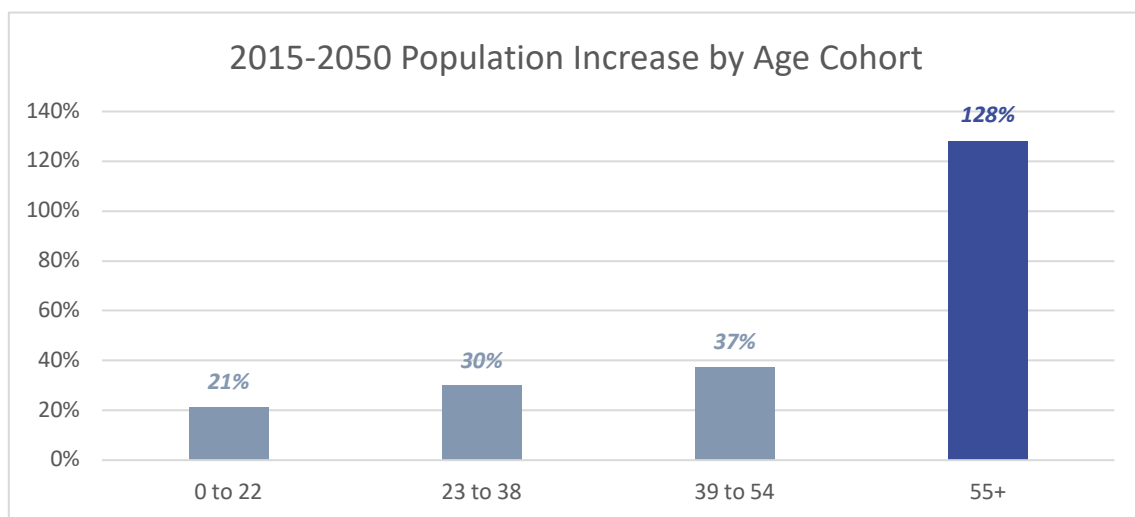


Figure 7: Population Growth Forecast (Source: Atlanta Regional Commission)

- 32. Spring Lake Village will provide suitable, single-story homes for active adults who wish to age in place while enjoying their independence. This neighborhood removes the sense of separation or isolation many older adults may feel when moving into an age-restricted community by offering opportunities to connect with other residents within the neighborhood as well as the broader Powder Springs community.
- 33. The proposed unit count efficiently utilizes the developable area within the property while preserving 41% of the land area for green space, recreation areas, and a trail network. It also promotes a sense of community connection and neighborliness.
- 34. Spring Lake Village will activate the Property and provide a peaceful and comforting atmosphere that can be enjoyed by the community.
- 35. The property is located near retail, dining, services, places of worship, and community facilities, therefore supporting active lifestyles among residents while also enabling them to stay engaged within the community (figure 8).

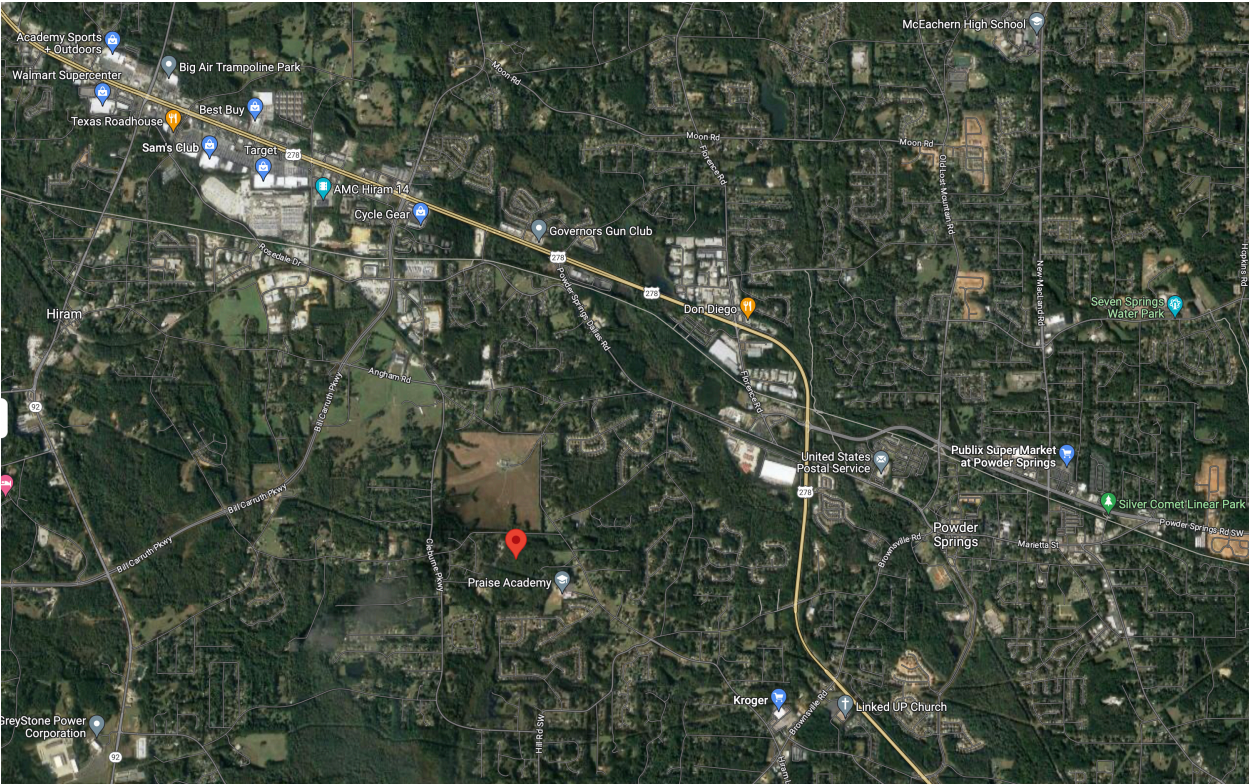


Figure 8: Surrounding 3950 Hiram Lithia Springs Rd SW

36. After much research and analysis, the applicant believes that 110 units is the best option to provide the residents with a high quality of living, sense of place, and sense of connection within Spring Lake Village. In an earlier planning phase, the proposed development was going to feature 129 units (fewer than the 142 units allowed under RSL zoning for this Site). However, following site investigation, due diligence, and conversations with planning officials and the community, 110 units was identified as most suitable for the land.
37. The proposed development will feature fewer residents than the alternative R-20 OSC zoning due to the size of the units and age restrictions associated with RSL active adult communities. Spring Lake Village will have a comparable overall density to the staff recommended R-20 OSC. Spring Lake Village will have fewer bedrooms and fewer square feet of floorspace per acre as compared to R-20 OSC. The community will also feature fewer residents overall.

(Continued on next page)

Comparison of Impact of Proposal vs. R-20 OSC Zoning

	R-20 OSC (Ex: Defoors Farm ¹³)	Spring Lake Village	Difference
Bedrooms per Unit	5	2	3 fewer bedrooms per unit
Total Bedrooms	310	220	90 fewer bedrooms total
Bedrooms per Acre	8.72	6.19	2.53 fewer bedrooms per acre
Estimated Number of People	~ 248 (Assumes 4 people in a 5-bedroom house)	~165 (Assumes 1.5 people in a 2-bedroom house)	83 fewer people total
Total Floorspace (sq. ft.)	248,000	220,000	28,000 fewer square feet total
Floorspace per Unit (sq. ft.)	~ 4,000	~ 2,000	2,000 fewer square feet per unit
Floorspace per Acre	6,982	6,194	788 fewer square feet per acre
Units per Acre	1.75	3.10	
Total Units	62	110	

38. RSL is allowed almost everywhere in Cobb County except in Very Low Density Residential (VLDR) areas. The Low Density Residential future land use category, which applies to most other single-family residential areas within the county, allows four units to an acre. The applicant is proposing just over three units to an acre. Therefore, the proposed development is not setting a precedent for other areas in Cobb County. The applicant is able to serve the needs of Powder Springs community by offering a housing product that cannot be accommodated in nearby future land use designations.

¹³ Nearby R-20 OSC Unit Example: 4252 Defoors Farm Trail, Powder Springs, GA 30127 ([Zillow.com](https://www.zillow.com))

E. PRE-APPLICATION ENGAGEMENT

39. An engagement program was initiated to:

- a. Understand the detailed requirements of active adult living developers in order to design a development plan that meets those requirements and also to gain evidence of why this Site is suitable and needed for such a development;
- b. Engage with Cobb County Officers so that they have knowledge and awareness of the project if they are approached by constituents or other members of the public;
- c. Present the plan to elected representatives; and
- d. Identify and present the plan to local community interest groups with a site visit at a time and day when residents are available.

Community Engagement

40. Community engagement is a critical component of any development plan, and the applicant intends to connect with the community at various stages of the project.

Ahead of submitting this application, the applicant engaged the community by:

- a. Sending written notifications on May 19, 2023 to 437 local neighbors within 1,000 to 2,000 feet of the perimeter of the Site to invite them to a community engagement event;
- b. Hosting a community engagement event at the Site on May 30, 2023, from 5:00 PM to 7:00 PM;
- c. Concurrently with this, launching a website on May 19, 2023 (<https://www.dlbp.us/spring-lake-village>) with information about the proposal and an opportunity to comment on the proposal; and
- d. Analyzing comments and identifying how to amend the plan to incorporate the ideas and reflect the feedback received.
- e. Additional community engagement details are included in Appendix items A and B.

Comments at the Community Engagement Open House:

- 41. Over 20 people, comprising representatives from all adjacent neighborhoods, attended the community engagement open house on May 30, 2023. The attendees of the open house showed overwhelming support for RSL zoning. The attendees of the open house expressed preference for the peace and quiet RSL (and the proposed community) will provide over the recommended R-20 OSC zoning. The attendees believe RSL will better benefit the community and location of the Site in comparison to other single family detached residential housing nearby. The attendees understand that the land is zoned for development and consider RSL the best and preferred option for the area.
- 42. District 4 Commissioner Sheffield also attended the event and engaged with community members.
- 43. Several attendees residing along Hiram Lithia Springs Road were concerned about a proposed pedestrian path connecting the development to the road due to its proximity to their property lines. The applicant took this feedback into consideration and opted to remove the pedestrian path as a sign of good faith towards neighboring residents. This change caused a slight decrease in overall acreage within the development.



Comments submitted through the website by local residents:

Comment	Action
<p>“I have a very big concern as my property is directly impacted by this build. The walking trail will literally be my back yard. The noise increase along with lack privacy will need to be addressed. Plus environmental impacts are very concerning. See you at the meeting tonight.” (Website submission)</p>	<p>The walking path was adjusted to give the commenter more privacy on the border of her property. She was pleased with this adjustment and had no other concerns.</p>
<p>“Will there be a pool, pickle ball courts, tennis courts?” (Website submission)</p>	<p>Commenter did not provide contact information. However, the answer to the question is available within the website information.</p>

F. ANALYSIS

Compatibility with Cobb 2040 Comprehensive Plan

44. This planned active adult community aligns with the goals for the 2040 Comprehensive Plan. The main considerations for the proposal are:

- Land Use;
- Housing;
- Senior Services;
- Natural Resources; and
- Place Making.

Land Use

45. LU-Goal 2: *“Encourage safe, attractive, and well-maintained neighborhoods and activity centers that promote a healthy active lifestyle by fostering quality, safe, pedestrian-oriented and environmentally friendly elements.”*¹⁴

¹⁴ Cobb County 2040 Comprehensive Plan, p. 10

- a. The proposal will enable adults aged 55 and older to enjoy active lifestyles in a community-focused environment. In-unit and neighborhood amenities will prioritize quality and safety while promoting walkability and community connectivity.

46. LU1-PI0: *“Ensure a variety of residential land uses that support all types and densities of housing to meet the needs of a growing and diverse population.”*¹⁵

- a. As demonstrated previously in the “Rationale” section and as later demonstrated in the “Senior Services” section, Spring Lake Village will support a growing need for housing for adults aged 55 and older.

47. LU2-PI3: *“Encourage relationships between developers and neighborhoods to address neighborhood concerns.”*¹⁶

- a. A community engagement event was facilitated on May 30, 2023 where neighborhood feedback was collected and the plan was subsequently revised.

48. LU2-P2: *“Encourage strategies and creative design to accommodate innovative land development techniques that promote an active lifestyle.”*¹⁷

- a. A major value among this property is promoting an active lifestyle. This development promotes this lifestyle by designing walking paths and building fitness facilities and pickle ball courts. The development is also located 2.5 miles from a portion of Silver Comet Trail.

Housing (HO)

49. HO-PI: *“Encourage the distribution of all housing types while preserving the character of the surrounding neighborhoods.”*

- a. This proposal aims to provide additional housing typologies within the Powder Springs community to meet the needs of a growing 55+ population while also creating availability among the general housing inventory as older residents relocate into the active adult community. Currently there are only 57 zones for RSL in Cobb County than can support this type of development.¹⁸

¹⁵ Cobb County 2040 Comprehensive Plan, p. 11

¹⁶ Cobb County 2040 Comprehensive Plan, p. 11

¹⁷ Cobb County 2040 Comprehensive Plan, p. 10

¹⁸ [Cobb County GIS Maps](#)

50. HO-P7: *“Encourage new and innovative housing types that meet the needs of a diverse community.”*

- a. The housing typology proposed for Spring Lake Village features smaller lots that require less upkeep than the average single family residential parcel characteristics of the area. The unique tradeoff of a smaller lot size is the extensive amount of community and green space allocated within Spring Lake Village to foster a sense of connectedness and engagement.

51. HO-P8: *“Encourage an adequate supply of housing for a growing senior population while considering unintended consequences of an oversupply senior housing.”*

- a. Spring Lake Village was designed to support active adults who wish to live independently in a community-oriented, single-family residential neighborhood. While these homes feature qualities and amenities that are tailored towards the 55+ community, such as master-on-main floorplans and pickleball courts, this housing does not pose a risk of becoming obsolete as a result of future demographic changes. In addition, the need for this housing is supported by population projections among the 55+ community, as evidenced in the “Rationale” section of this report.

52. HO-PI I: *“Promote a diverse supply of attainable and accessible housing that meets the needs of older adults and people with disabilities, especially in activity centers and other places that are near services...”*

- a. This proposal was created with reference to Cobb County’s housing goals and policies for the broader population and, particularly, for adults aged 55 and older. It also recognizes the critical role housing plays in community development and is located close to retail, parks, healthcare facilities, places of worship, and community facilities within Powder Springs.

Senior Services (SS)

53. SS-P2: *“Monitor and assess senior services needs/demands and consider improvements/ additions where necessary”* and SS-P3 *“Ensure the provision of services that will meet the demand of a more diverse and growing older population.”*

- a. By 2050, it is projected that approximately 1.9 million residents within the 21-county metropolitan area will be aged 65 or older¹⁹. This is nearly triple the current population within the 65+ age cohort. Residential preferences shift with age, and this proposal aims to provide additional housing options to satisfy demand among seniors and other adults aged 55 and older.
54. SS-P9: *“Monitor the changing needs of the senior community and adjust services and programming to meet those needs.”*
- a. Spring Lake Village includes amenities suitable for active adult and senior living communities, including a library, fitness center, pickleball courts, and woodland and lakeside trails.

Natural Resources (NH)

55. NHI-P8: *“Adhere to state and federal regulations related to environmental protection when considering development, redevelopment and transportation goals.”*²⁰
- a. This proposal follows ecologically minded land use practices to ensure a strong balance between environmental protection, equitability, and economic vitality, as well as the mission for the *Georgia Conservancy Strategic Plan*. This is evidenced by the significant portion of the Property that will be preserved as green or open space, despite no requirements to that effect within the RSL zoning requirements.
56. NHI-P9: *“Encourage the development of multi-use greenways in floodplains and easements to all for the maintenance of natural open space while accommodating citizens needs for passive recreation opportunities”*²¹
- a. The proposed development includes open space greenways and a trail network for those living in the community and their visitors to enjoy an active lifestyle.

¹⁹ Atlanta Regional Commission (ARC)

²⁰ Cobb County 2040 Comprehensive Plan, p. 37

²¹ Cobb County 2040 Comprehensive Plan, p. 37

Place Making (PM)

57. Spring Lake Village acknowledges the importance of providing a sense of “place” and “home” within an attractive, accessible, and active neighborhood. The proposal for Spring Lake Village recognizes the following policies and goals:

- a. PM-P1: “Employ place-making design principles within small area plans.”²²,
- b. PM-P4: “Encourage uses and amenities that create an active and vibrant environment to create community sense of place”²³, and

58. Spring Lake Village features a number of indoor and outdoor spaces that create a sense of community for residents. In addition, the intentional arrangement of residences within the Site plan creates smaller “pods” of residences to foster neighborliness within the broader community. These pods are connected through a series of walking trails and border other interesting features such as the lake at the southern end of the Property and the pond on the eastern side of the Property.

59. In order to create an attractive environment and reflect the existing character of the landscape, the master plan includes tree plantings throughout the property. These trees also contribute to the management of stormwater runoff and reduction of erosion caused by rainfall.

Traffic Impact Study

60. Kimley Horn was engaged to produce a traffic study for Spring Lake Village (Appendix C)²⁴. Kimley Horn visited the Site on May 9, 2023, while school was in session, to analyze the potential traffic impacts of Spring Lake Village and associated vehicular traffic. Four intersections were studied in detail:

- a. Hiram Lithia Road at Story Road (two-way stop control);
- b. Hiram Lithia Springs Road at Spring Lake Village (two-way stop control)
- c. Cleburne Parkway at Morris Road (all-way stop control);
- d. Hiram Lithia Springs at Hill Road (all-way stop control).

²² Cobb County 2040 Comprehensive Plan, p. 49-50

²³ Cobb County 2040 Comprehensive Plan, p. 49-50

²⁴ Kimley Horn’s memo lists the slightly larger site acreage which included the walking path (41.97 AC); the amended proposal totals 41.45 AC. This change does not impact the findings of the traffic study.

- 61. The location of the Site offers a distinct advantage because it offers various route options; therefore, the small amount of traffic generated by the development is very quickly and evenly dispersed along the road network, as evidenced by figure 9 below.
- 62. The study found that the Site is predicted to accumulate 642 total daily trips with 321 inbound trips and 321 outbound trips. The traffic study indicates that, during peak AM hour, the development will only generate 14 entering trips and 28 exiting trips. During the PM hour, the development will only generate 29 entering trips and 19 exiting trips.
- 63. The existing 2023 traffic volumes will be grown at 2.0% per year through the 2027 full build-out of the project, then 1.0% per year for ten years to the 2037 ten-year horizon year mandated by Cobb County.
- 64. Compared to R-20 OSC zoning, the proposed development will produced a similar amount of daily trips and a slightly reduced number of peak-hour trips.

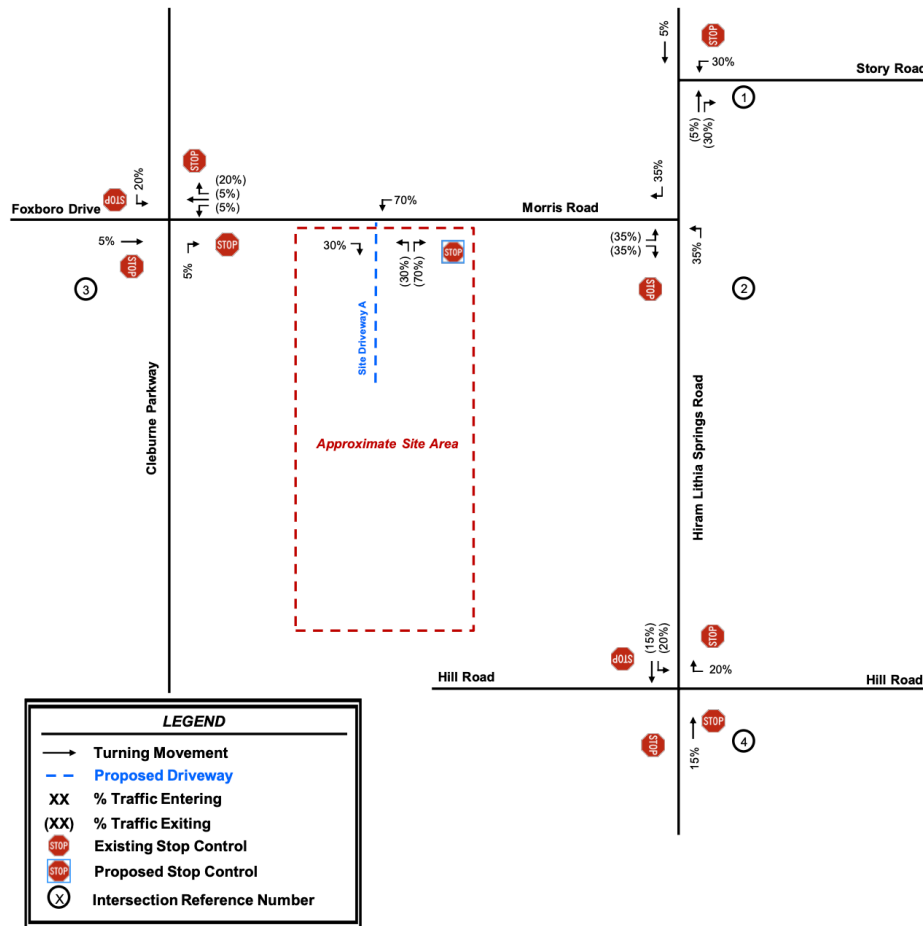


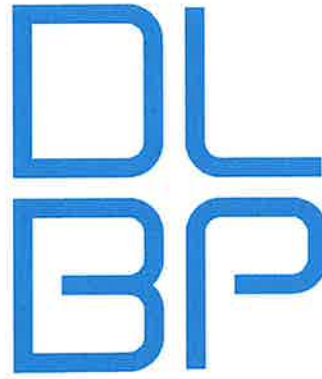
Figure 9: Trip Distribution and Assignment – Not to Scale (Kimley Horn)

Stormwater

- 65. The site plan has been designed to meet and exceed all stormwater requirements, including attenuating stormwater runoff through the use of three distributed detention areas which are shown on the site plan. Developing the Site for RSL in accordance with the site plan ensures that there are no adverse stormwater impacts, and, in particular, no greater impact than would be incurred by developing the Site under R-20 OSC or R-30 zoning.
- 66. The developer will take the necessary actions to mitigate stormwater runoff, which include:
 - a. Providing stormwater detention/retention areas;
 - b. Minimizing impermeable surfaces through smaller floorspace areas; and
 - c. Planting vegetation and trees.

G. APPENDIX

- A. Community Engagement Event Materials
- B. Letter to Residents Timeline, Comments, and Observations
- C. Traffic Impact Study via Kimley-Horn
 - a. *This document was developed using a slightly larger site acreage of 41.97 AC; based on feedback gathered from the community, a walking path to Hiram Lithia Springs Road SW was removed from the site plan and the overall acreage reduced to 41.45 AC. This has a minimal impact on the findings expressed in the Traffic Impact Study.*
- D. Pre-Application De-Briefing
 - a. *This document was submitted to Cobb County planning officials ahead of a preliminary conversation regarding the proposed development. At the time, the site plan had not been finalized and total unit counts, floodplain areas, and other details have since been updated.*
- E. Spring Lake Village Brochure
 - a. *This document was produced at an earlier planning stage and features 129 units vs. the final proposal of 110 units.*



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PRE-APPLICATION BRIEFING

April 2023

3950 HIRAM LITHIA SPRINGS ROAD, POWDER SPRINGS, GA 30127

GRACE OF GEORGIA PROPERTIES LLC

DLBP LLC is a Delaware limited liability company
Registered for business in the State of Georgia.
Mailing address: 78 Lindbergh Drive NE, Unit 100, Atlanta, GA 30305.

INTRODUCTION

GRACE OF GEORGIA PROPERTIES

This pre-application briefing has been prepared by DLBP LLC on behalf of Grace of Georgia Properties LLC (“the applicant”).

THE PROPOSAL

The proposal seeks to re-zone the site from its current zoning (for single family residential, R30) to a zoning for Residential Senior Living (non-supportive) to include approximately 129 units with a clubhouse. The units will be limited to persons aged 55 and older.

As is discussed later in this briefing, the proposal responds to Atlanta's aging population, which is growing rapidly as people live longer and the Baby Boom generation ages. Residential Senior Living will ensure suitable accommodation is available for individuals as their needs change with time.

The proposal will create a high-quality, comfortable, senior living development. Individual units will be set in landscaped-grounds, utilizing the existing lake as a focal point for the development.

A range of units is envisaged, each providing comfortable and attractive accommodation.



Figures 1-6: Examples of the type of accommodation proposed

A clubhouse is also proposed, alongside the individual units. The clubhouse will provide a social hub for the development, and could include amenities such as:

- a fitness center;
- a games room;
- an arts and crafts studio;
- a library; and
- outdoor recreation, such as pickleball, padel and lakeside walks.



Figures 7-10: Examples of the communal facilities and amenities proposed at the clubhouse

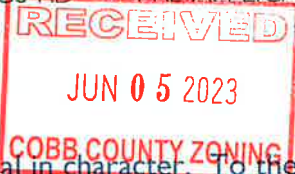
THE SITE

The site is 3950 Hiram Lithia Springs Road, Powder Springs, Georgia, 30127. The site:

- is 41.5 acres;
- has +/- 8.4 acres within 'Zone A' (a Special Flood Hazard Area without base flood elevations); with the remaining land being in 'Zone X' (an area of minimal flood hazard). The area of Zone A reduces the buildable area.
- is currently zoned for single family residential (R30) (30,000 sq ft lot size);
- has an easement to Hiram Lithia Springs Road SW and road frontage to Morris Road SW;
- has an existing 3,900 sq ft house and wooden barn;
- has established woodland with a 5-acre lake to north and creek to west.



Figure 11: Buildable area of 3950 Hiram Lithia Springs Rd SW



CONTEXT

The surrounding area is typically low density and residential in character. To the north of the site is Morris Road, beyond which there is agricultural land (Zoning District R30). To the east there are residential properties, a school and woodland on Hiram Lithia Springs Road SW (R30). To the south there are residential properties on Defoors Farm Trail (R20/OSC). To the west there are residential properties in neighboring Paulding County.

Emergency Services

The site is in Cobb County Fire District. The nearest fire department is in Powder Springs (approximately 4.2 miles from the site).

The site is in the Southwest Cobb Police Precinct Area. The nearest police station is in Southwest Cobb (approximately 8.3 miles from the site).

Utilities

There is existing water utility on Hiram Lithia Springs Road, which could be extended along Morris Lane to serve the development.

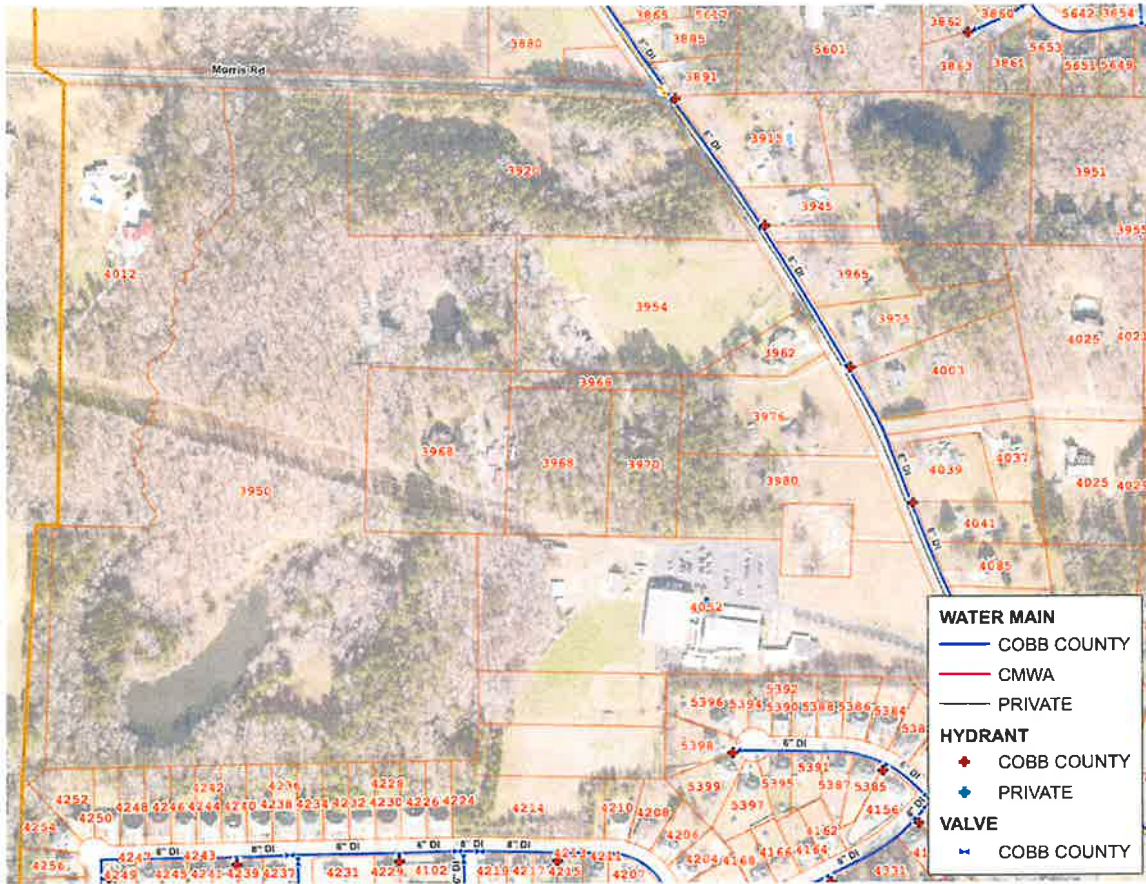


Figure 12: Existing water supply to 3950 Hiram Lithia Springs Rd SW

There is a sewer connection to the south, from Defoors Farm Trail. There is also a manhole with an easement, extending to the site.

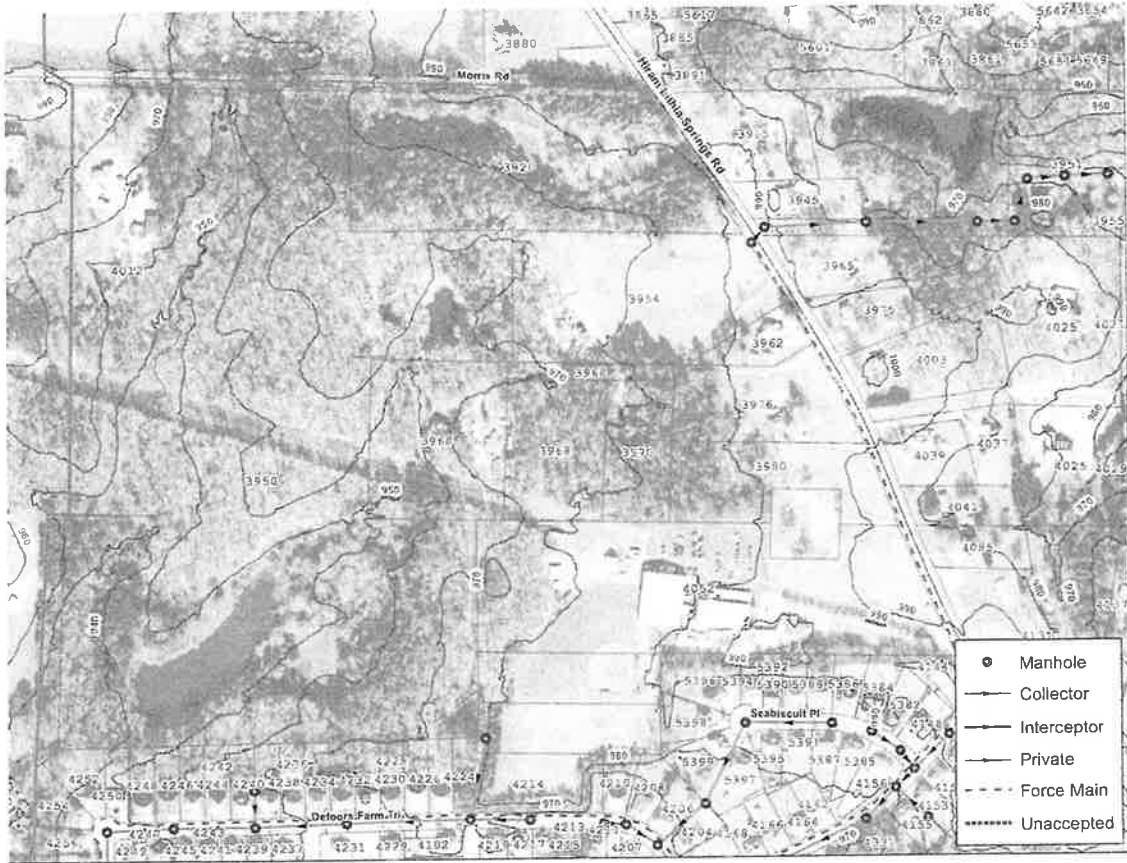


Figure 13: Existing sewer supply to 3950 Hiram Lithia Springs Rd SW

There is an existing electricity utility on Hiram Lithia Springs Road South West, and a utility across the site. Investigations are underway to extend either of these utilities to serve the development. Investigations are also underway regarding gas and internet / fiber connections.

Demographics

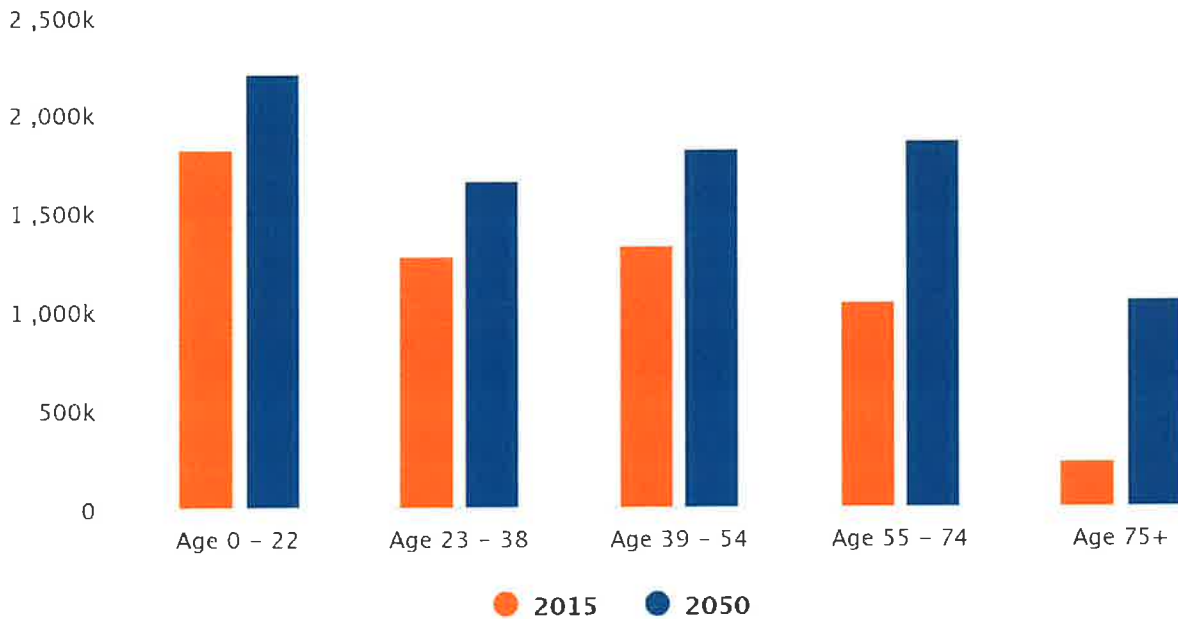
In South West Powder Springs, the key population statistics (with figures for Cobb County) are:

- population 2,343 (766,802); and
- population breakdown by age:
 - 534 or 23% aged 0 to 17 (28%);
 - 1,584 or 67% aged 18 to 64 (59%); and
 - 225 or 10% aged 65 of over (13%).

This is set against the backdrop of the wider Atlanta region. The Atlanta Regional Commission forecasts that:

- the Atlanta region will potentially add 2.9 million people by 2050, bringing the region's total population to 8.6 million;
- every county will experience growth in total population by 2050;
- Cobb County's own growth is forecast at approximately 294,000, bringing the county's total population to over 1 million; and
- the region's older adult population is also growing rapidly as people live longer and the Baby Boom generation ages. In 2015, 4% of the region was age 75 and over – by 2050, the Atlanta Regional Commission forecasts the number of residents age 75 and over will grow to 12% of the region, totaling just over 1 million people.

Total Population by Age Cohort Metro Atlanta (21-County Region)



Source: Atlanta Regional Commission

Powered by Highcharts Cloud

Figure 14: Atlanta Regional Commission Population Forecast (Total Population by Age Cohort)

ANALYSIS

COMPATIBILITY WITH COBB 2030 COMPREHENSIVE PLAN

The future land use is guidance based on projection of anticipated future community needs, not a zoning classification.

The parcel is within Very Low Density Residential ("VLDR") future land use category. The purpose of this category is to provide for areas that are suitable for very low-density housing, particularly in locations that may not have basic services such as sewer, or where the existing or desired residential density is zero (0) to two (2) units per acre. As set out previously, in this case, the site is served by water and sewer and so already has basic services.

Pages 5 of the Comprehensive Plan (2022 and 2023 Updates) state that the following are compatible with VLDR:

- Open Space Community;
- R-20;
- R-30; and
- Others.

There are 'Public Institutional' parcels in close proximity to the site. To the south there are residential properties on Defoors Farm Trail (R20/OSC).

RESIDENTIAL SENIOR LIVING

The proposal for Residential Senior Living responds to the evident need for additional housing to support Atlanta's aging population. It will also deliver significant public benefits, including:

- freeing-up family housing – individuals moving into senior living accommodation free-up family housing, returning it to the market and allowing a new family to occupy it. This is beneficial in the context of a housing shortage in terms of number of homes and type available – both now and also in the future (particularly in consideration of the population forecast for the wider Atlanta region);
- providing companionship and community – Residential Senior Living provides companionship and a sense of community through the amenities and communal facilities provided; and
- employment – the development supports job creation both through construction and then in the operation of the communal facilities (as well as in ancillary roles e.g. maintenance).

COMPLIANCE WITH ORDINANCES

Section 134-203 sets out the Code of Ordinances for Residential Senior Living. Compliance with the code is set out in the table below.

	Ordinance	Compliance
(1) Purpose and intent	Attached and detached dwelling units limited to those persons age 55.	The proposal will include attached and detached units, all limited to those age 55 and older.
	Must be located along an arterial or collector roadway. A non-supportive RSL may only be located on a collector road if the following criteria is met: a minimum of ten acres and a density maximum of four units per acre.	The proposal is located along Hiram Lithia Springs Road, which is a major collector. A new access is proposed from Morris Road, which is a minor collector. Both roads are therefore collector roads, so the criteria are met. The proposed density is 3.9 units per acre.
(3) Permitted uses	Attached and detached dwelling units.	The proposal will be non-supportive housing units, include attached and detached units.
(4) Lot size and set back requirements	Minimum tract size of 3 acres.	The lot is a total of 41.5 acres.
	Maximum density of five units per acre.	The proposed density is 3.9 units per acre.
	A 30-foot perimeter building setback must be provided to all adjacent residentially zoned properties. This perimeter setback may include required buffers. A 20-foot setback shall be required adjacent to any public roadway. There shall be a minimum setback of 15 feet between buildings.	The lot is large enough to accommodate these requirements, which will be demonstrated on a proposed site plan.
(5) Landscape buffer and screening requirements	Minimum 20-foot landscaped screening / maintained natural buffer adjacent to residential property.	The lot is large enough to accommodate this requirement.
	When abutting non-residentially zoned property, a 10-foot landscaped screening buffer is required.	The lot is large enough to accommodate this requirement.
	An overall landscape plan is to be approved by the board of commissioners with emphasis on size of tract, buffers, surrounding uses, and passive recreational areas.	The proposal will have a high-quality landscape design.

	Ordinance	Compliance
(6) Flood plains / wetlands preservation	No encroachments, including structures or fill material, shall be located within an area equal to twice the width of the stream or 50-feet from the top of the bank of the stream, whichever is greater.	+/-8.4 acres within 'Zone A' (a Special Flood Hazard Area without base flood elevations); with the remaining land being in 'Zone X'.
(7) Building and structure requirements	No more than four units may be attached side by side.	The lot is large enough to accommodate this requirement.
	Maximum building height of 35 feet.	No building will be higher than 35 feet.
	Projects must incorporate applicable accessibility and "easy living" standards to include at least one full bath on the main floor, with ample maneuvering space; a bedroom on the main floor; ample interior door widths; and one stepless entrance at either the front, side or back of the home, or through the garage.	The individual units will be designed to accord to these requirements.
(8) Parking requirements	All units must have an attached garage, which must be used for vehicle parking only. A minimum of two parking spaces per unit is required. The parking spaces must be in the driveway or garage.	The lot is large enough to accommodate these requirements, which will be demonstrated on a proposed site plan.
(9) Lighting requirements	Any project permitted within the RSL district, which proposes lighted facilities, must have a county department of transportation approved lighting plan.	Work is underway investigating this.
(11) Use limitations	All dwelling units must be limited to persons age 55 and older.	All dwelling units will be limited to persons age 55 and older.
	All projects must be designed to provide pedestrian access to all adjacent properties and roadways. Connectivity to public transit will be required when available.	This will be demonstrated on a proposed site plan.
	Any RSL non-supportive residential units project which proposes an amenity area will be required to design such feature for those residents age 55 and older.	This will be demonstrated on a proposed site plan.
	Each individual dwelling unit's façade must be constructed with a combination of brick, stucco, stone, shakes, board and batten or other hardened surface.	The individual units will be designed to accord to these requirements.

	Ordinance	Compliance
	Projects must incorporate an area designated as common space or recreational space for the enjoyment of the residents.	This will be demonstrated on a proposed site plan. For example, there will be a clubhouse.
	Impervious surface shall not exceed 55 percent of the total site area.	Work is underway investigating this to ensure compliance.
(12) Accessory buildings, structures, uses and decks (which exceeds 1,000 sq ft)	Maximum height is one story or 15 feet.	All accessory buildings, structures, uses and decks (exceeding 1,000 sq ft) will not exceed one story or 15 feet.
	Accessory uses shall include garbage dumpsters, designated recycling collection locations, clubhouse and recreation centers, amenities, swimming pools and tennis courts, antennas and satellite dishes, heating and air conditioning units, jacuzzies, subject to the following conditions: <ul style="list-style-type: none"> i. Uses must be located within building setbacks ii. No ground-based antenna or satellite dish shall exceed 35 feet in height iii. No accessory building, structure, use or deck shall be built until construction of the principal building has commenced iv. Outdoor activities shall cease by 11pm 	The lot is large enough to accommodate these requirements, which will be demonstrated on a proposed site plan.
	Such buildings, structures, uses or decks shall be located on the same lot as the principal use to which the building, structure use or deck is accessory.	The lot is large enough to accommodate this requirement, which will be demonstrated on a proposed site plan.
	Incidental storage is permitted, provided that the material stored is incidental to the permitted use [...] and stored completely within a portion of the enclosed principal structure permitted within the district, or within a permitted accessory structure.	The individual units will be designed to accord to these requirements.

Therefore, and despite the site being within the Very Low Density Residential (“VLDR”) future land use category, the site is suitable for a Residential Senior Living development for the following reasons:

- in physical terms, the site is large enough to accommodate the development at an appropriate density, as well as the necessary infrastructure (including access), while retaining existing features such as its lake;
- in demographic terms, the proposal responds to the aging population and need to provide suitable accommodation;
- in social terms, the proposal provides the benefits of companionship and community, and allows local residents to stay in their communities, close to their friends and family as they age;
- the proposal is entirely compatible with the existing character of the area (predominately residential) and so will not alter the character of the area by any means; and
- in regulatory terms, complies with the relevant Ordinances.

PROPOSED COMMUNICATION STRATEGY

We propose undertaking a community engagement program regarding the re-zoning application to explain the proposal to key stakeholders, and the local community. This would consist of:

1. continuing engagement with County Officers (including a site visit; if useful);
2. presenting the scheme to elected representatives (again including a site visit);
3. identifying and presenting the scheme to local community interest groups, and offering a site visit;
4. writing to local neighbors within 1,000 square feet of the perimeter of the site to notify of a public consultation event;
5. hosting a public consultation event at a local community facility, or on site in a temporary marquee;
6. concurrently with this, hosting a website with information about the proposal, and an opportunity to comment on the proposal;
7. analyzing comments and advice received, and identifying how to amend the scheme to incorporate the ideas and reflect the feedback received.

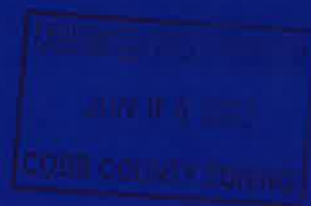
We would welcome the County's feedback on the above (including advice about specific community groups to engage with), to ensure we are maximizing our pre-application engagement activity.



Spring Lake Village

Re-zoning proposal for an Active Adult Community

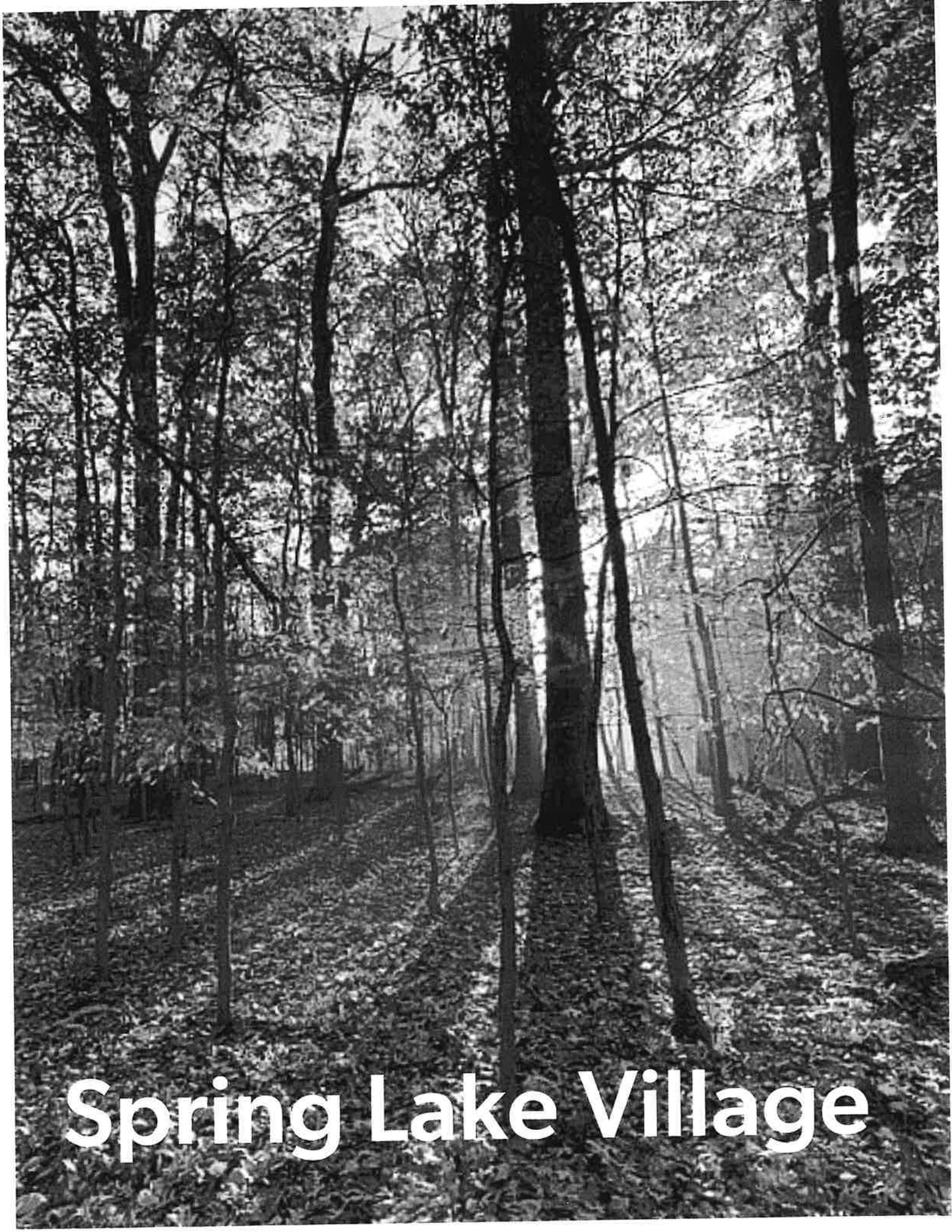
3950 Hiram Lithia Springs Road SW
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www.dlbp.us



Spring Lake Village

The Proposal

RECEIVED

JUN 05 2023

COBB COUNTY ZONING

Grace of Georgia Properties LLC is planning to create Spring Lake Village, a new Active Adult Community for Over 55s, situated within a beautiful woodland setting on a site located to the west of Powder Springs.

Spring Lake Village will consist of 129 luxury homes set within generous plots. All homes will be built to a suburban style of the highest design quality, complete with a garage and off-street parking for at least two cars.



Spring Lake Village will also include over 16 acres of open space – 40% of the site – complete with woodland and lakeside walking trails. The entire site will also be laid out to allow for and encourage walking and cycling, ensuring all residents can enjoy happy, healthy, and active lifestyles.



Benefits and Services

Spring Lake Village will provide a new, highly attractive community for Over 55s to live and socialize near to their friends and families.

This has the benefit of ensuring wellness and companionship and reducing loneliness.

The number and range of amenities and communal facilities provided at Spring Lake Village will also create and maintain a sense of community cohesion.

Spring Lake Village will also include a Community Clubhouse, providing a range of services such as:

- a fitness center
- a games room
- an arts and crafts studio
- a library
- pickleball courts

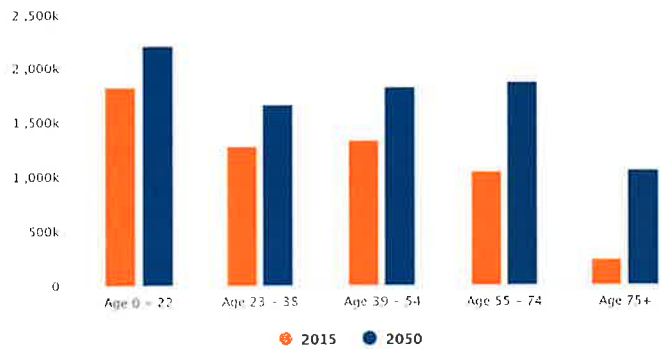


Additional Benefits




Spring Lake Village will be vital in helping serve the older adult population of Cobb County, which is growing rapidly as people live longer and the Baby Boom generation ages. For example, by 2050, the Atlanta Regional Commission forecasts the number of residents aged 75 and over to grow to 12% of the region’s population (or 1 million people), all of whom need somewhere to live.

Total Population by Age Cohort
Metro Atlanta (21 – County Region)



Spring Lake Village will also bring numerous other benefits to the wider community, including:

Opportunities for existing family housing to be re-sold to new families, when people relocate to Spring Lake Village. This is extremely beneficial in the context of a housing shortage, both in terms of the number and the types of homes that are available – now and in the future (considering the population forecast for the Atlanta region)




Reduced pressure on local services and facilities, such as healthcare, as well as congestion pressures on the road networks.




The creation of jobs during construction, as well as further job opportunities to maintain the beautiful grounds and manage the Community Clubhouse.



Improved economic prosperity of Powder Springs and the surrounding areas through increased expenditure in local shops, and on services.



The creation of new areas of woodland and lakeside walking trails for the public to enjoy.

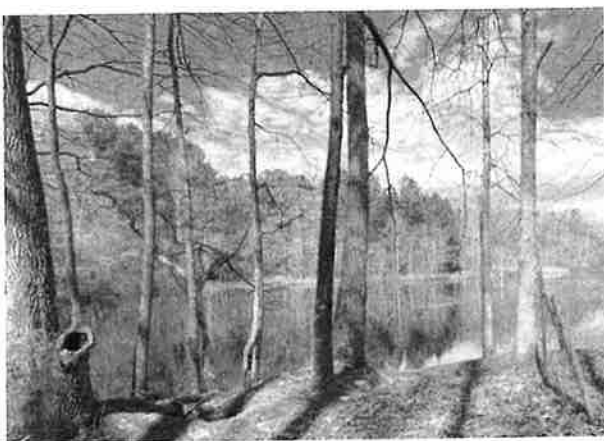


The Site

The site is located to the west of Powder Springs at 3950 Hiram Lithia Springs Road SW, Powder Springs, GA 30127.



The site comprises 41.5 acres of established woodland, including a 5 acre lake and creek, and a house with a barn. There is an existing road frontage to Morris Road SW. The site is capable of being served by utilities, including water and sewer.



Who we are



Grace of Georgia Properties is an Atlanta-based development company. Between them, its founders have over 40 years experience in the construction industry, and are united by their shared passion to deliver well-planned and beautiful developments that integrate seamlessly within existing communities.

DLBP is a leading Atlanta-based urban planning firm providing comprehensive urban planning advisory services to Grace of Georgia Properties. It, too, has a passion for delivering well-planned developments, and achieves this through thorough and early stakeholder and community engagement that feeds directly into a detailed design process.



CONTACT

All enquiries should be addressed to:



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dominiclawson@dlbp.us

www.dlbp.us

Sign-In Sheet



Please leave your name and email address.

Name

Email

Zip Code

Joey & Kim Eidson jkpa4@comcast.net 30127

Bobby & Lynn Eidson jreidsan@comcast.net 30127

GLEN & KAY SWITZKO GSWITZKO@ME.COM

Tery Teague TTeague09@gmail.com

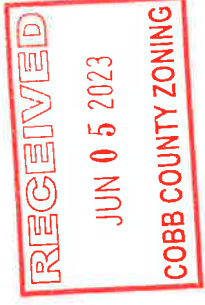
Lody Marinovich lmarinovich@gmail.com 30127

Brittany Marinovich brittany.marinovich@gmail.com 30127

Donald Morgan DonaldLMorgan@outlook.com 30127

Linda Morgan 30127

The Proposal



Spring Lake Village is a proposed Active Adult Community situated within a beautiful woodland setting in scenic Powder Springs, Georgia.

This community will bring families together by providing the opportunity for adults aged 55 and older to live close to their children, grandchildren, and other loved ones based in the metro Atlanta area.

Spring Lake Village will also be a place where active adults can age in place and remain integrated into the Powder Springs Community.



110 private, detached residences



Community clubhouse



Lakeside and woodland walking trails



16 acres of greenspace – over 40% of the property area



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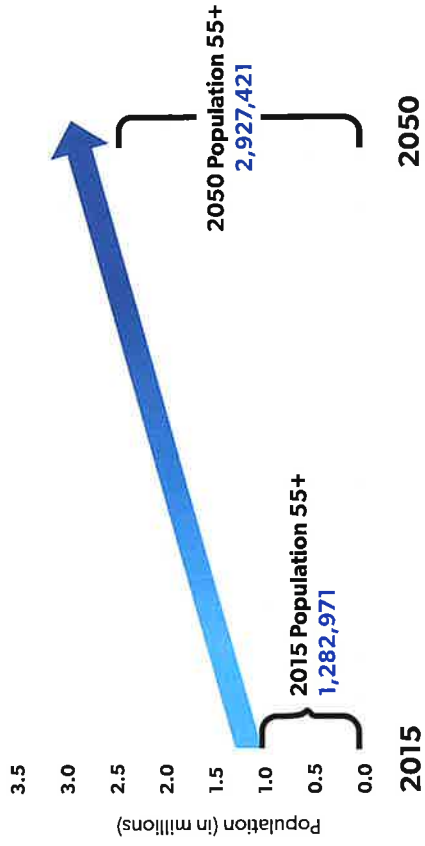


Community Benefits

Spring Lake Village will house residents who strengthen the local community – the grandparents, volunteers, mentors, and friends that bring joy and comfort to everyday life.

Spring Lake Village's aim is to provide safe, comfortable, and independent living spaces for the older adult community. Therefore, Spring Lake Village will be vital in helping serve the older adult population of Cobb County, which is growing rapidly as people live longer and the Baby Boom generation ages.

The metro area population of adults 55 and older will grow by **128%** through 2050.



Spring Lake Village

3950 Hiram Lithia Springs Road SW, Powder Springs, GA 30127.

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JUN 05 2023
COBB COUNTY ZONING



DLBP LLC 2727 Paces Ferry Road SE, Suite 1625, Atlanta, GA 30339

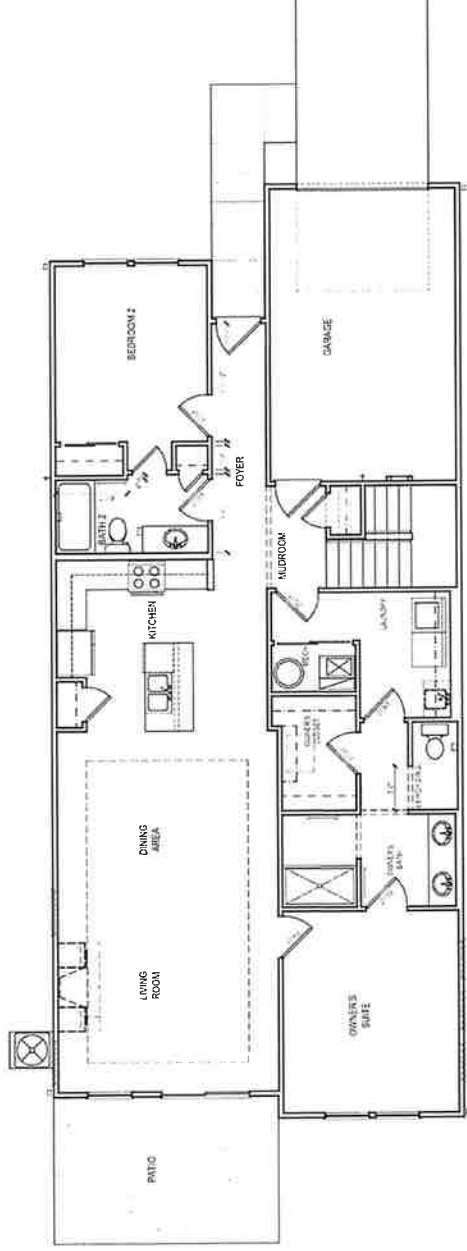
@ www.dlbp.us/spring-lake-village

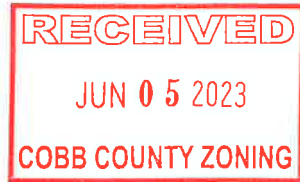
✉ devynglanz@dlbp.us

Spring Lake Village

3950 Hiram Lithia Springs Road SW, Powder Springs, GA 30127.

RECEIVED
JUN 05 2023
COBB COUNTY ZONING





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For: The Owner / Occupier
May 15, 2023

Dear Neighbor,

PROPOSED ACTIVE ADULT COMMUNITY AT 3950 HIRAM LITHIA SPRINGS RD SW, POWDER SPRINGS, GA, 30127

I am writing to you on behalf of our client Grace of Georgia Properties LLC, to share information about Spring Lake Village, the proposed active adult community at 3950 Hiram Lithia Springs Road SW, Powder Springs, GA, 30127 (see location plan on the back).

Spring Lake Village will be a woodland and waterside active adult community for adults over 55. This new community will give residents over 55 the opportunity to stay integrated within the Powder Springs community and be near their families and loved ones, while creating a sense of community within their residential neighborhood. The active adult community would hold 110 detached homes with scenic backyard terraces, private yards, and two car garages. Over 40% of the site would be dedicated to preserve open space. The community will include amenities, such as a clubhouse with a fitness room, reading room, and game room, woodland and lakeside walking trails, and an arts and crafts studio.

If you have any questions, please visit our dedicated website, which gives additional project details and provides an opportunity for you to share your feedback:

www.dlbp.us/spring-lake-village

In addition, on May 30, 2023, from 5:00 to 7:00 PM we are hosting an open house to share our plans and answer questions at the location of the site: 3950 Hiram Lithia Springs Rd SW, Powder Springs, GA, 30127. Further instructions on how to get to the event can be seen on the reverse.

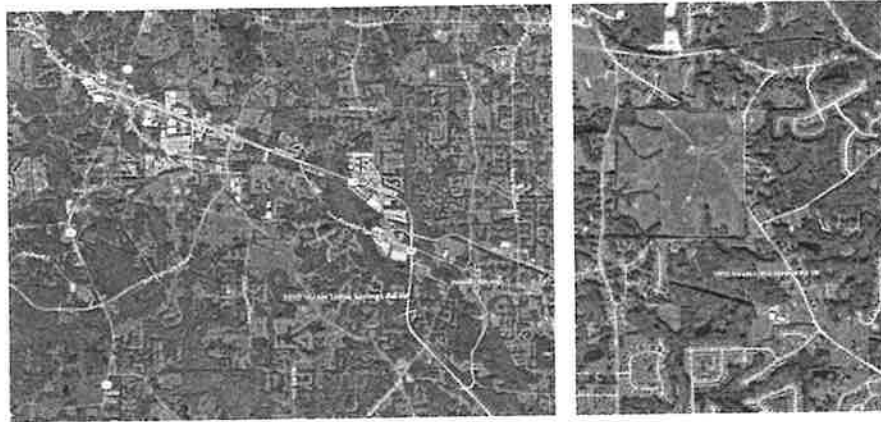
Please feel free to contact me to discuss the proposal via: devynnglanz@dlbp.us or 302-573-0268

Yours sincerely,

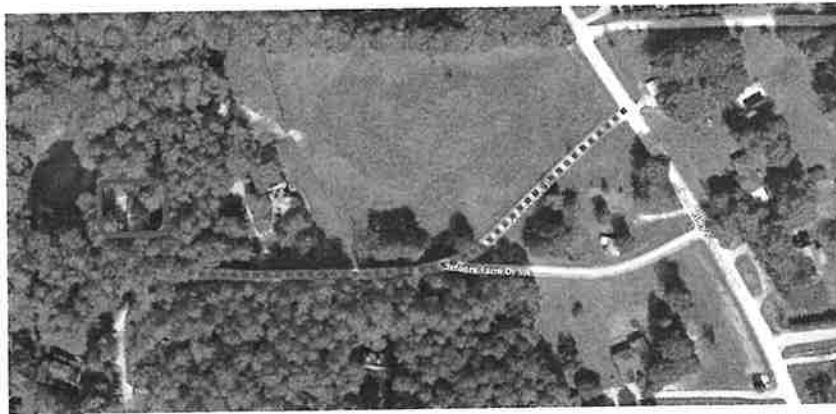
Devynn Glanz

On behalf of DLBP LLC

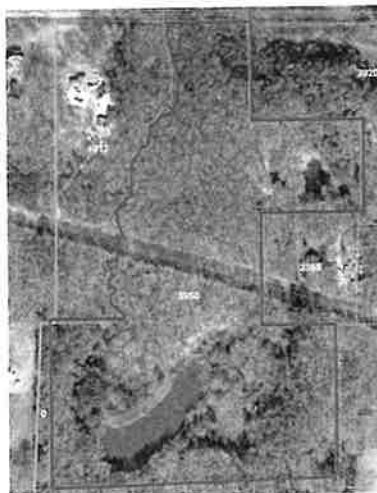
The site is located to the south of Morris Rd in Powder Springs, with proximity to supermarkets, retail, services, schools, and other facilities.



The image below gives an aerial view of how to enter the property for the community engagement meeting. The site may be accessed along Seabiscuit Place SW. Additional signage will direct you to the site of the community engagement meeting.



The image below outlines 3950 Hiram Lithia Springs Road SW, Powder Springs, GA, 30127.





DLBP LLC
2727 Paces Ferry Road SE
Suite 1625
Atlanta
GA 30339
United States

+1 (470) 421-5170
dominiclawson@dlbp.us
www.dlbp.us

For: The Owner / Occupier
May 15, 2023

Dear Neighbor,

PROPOSED ACTIVE ADULT COMMUNITY AT 3950 HIRAM LITHIA SPRINGS RD SW, POWDER SPRINGS, GA, 30127

I am kindly writing to you on behalf of our client Grace of Georgia Properties LLC. We wanted to inform you of a proposal for an active adult community in neighboring Cobb County. The community, Spring Lake Village, will be located at 3950 Hiram Lithia Springs Road SW, Powder Springs, GA, 30127 (see location plan on the back).

Spring Lake Village will be a woodland and waterside active adult community for adults over 55. This new community will give residents over 55 the opportunity to stay integrated within the Powder Springs community and be near their families and loved ones, while creating a sense of community within their residential neighborhood. The active adult community would hold 110 detached homes with scenic backyard terraces, private yards, and two car garages. Over 40% of the site would be dedicated to preserve open space. The community will include amenities, such as a clubhouse with a fitness room, reading room, and game room, woodland and lakeside walking trails, and an arts and crafts studio.

If you have any questions, please visit our dedicated website, which gives additional project details and provides an opportunity for you to share your feedback:
www.dlbp.us/spring-lake-village

In addition, on May 30, 2023, from 5:00 to 7:00 PM we are hosting an open house to share our plans and answer questions at the location of the site: 3950 Hiram Lithia Springs Rd SW, Powder Springs, GA, 30127. Further instructions on how to get to the event can be seen on the reverse.

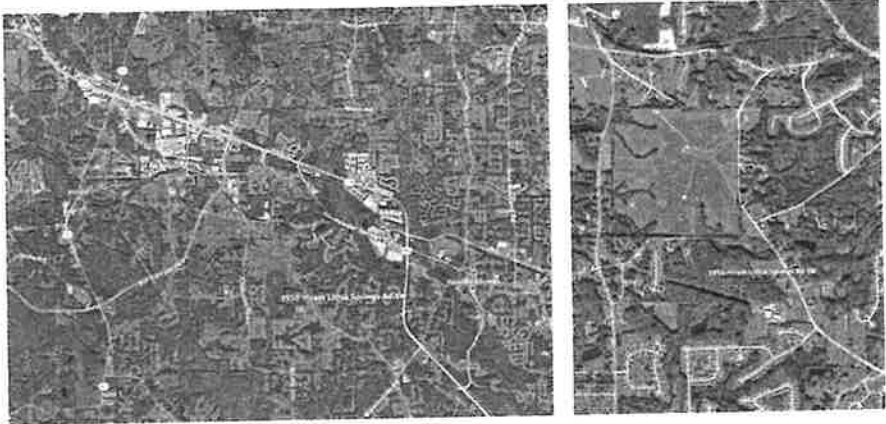
Please feel free to contact me to discuss the proposal via: devynnglanz@dlbp.us or 302-573-0268

Yours sincerely,

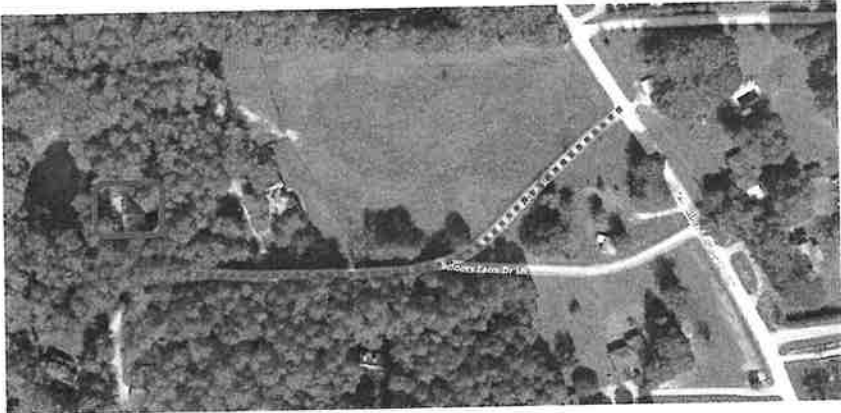
Devynn Glanz

On behalf of DLBP LLC

The site is located to the south of Morris Rd in Powder Springs, with proximity to supermarkets, retail, services, schools, and other facilities.



The image below gives an aerial view of how to enter the property for the community engagement meeting. The site may be accessed along Seabiscuit Place SW. Additional signage will direct you to the site of the community engagement meeting.



The image below outlines 3950 Hiram Lithia Springs Road SW, Powder Springs, GA, 30127.





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Letter to Residents Timeline

	Date and Time	
Letters Ordered	05/17/2023 @6:11 PM	
Letters Sent	05/19/2023 @12:30 PM EST	
Emails Received	05/30/2023 @12:45 PM EST	05/30/2023 @3:07 PM EST
Calls Received	05/30/2023 @5:52 PM EST	
Community Engagement Open House Set Up	05/30/2023 @2:00- 5:00 PM EST	
Community Engagement Open House	05/30/2023 @5:00- 7:00 PM EST	
Community Engagement Open House Breakdown	05/30/2023 @7:00- 7:45 PM EST	

1. A public comment was submitted via the website at 12:45 PM EST on the day of the community engagement open house. A neighbor in the community showed concern of how close the walking trail would be to her property. The comment from (30127) states: "I have a very big concern as my property is directly impacted by this build. The walking trail will literally be my back yard. The noise increase along with lack privacy will need to be addressed. Plus environmental impacts are very concerning. See you at the meeting tonight."

2. A public comment was submitted via the website at 3:07 PM EST on the day of the community engagement with questions regarding the amenities. The question (30127) stated: "Will there be a pool, pickle ball, tennis courts?"

3. A call was received during the community engagement event at 5:52 PM EST for guidance in finding the engagement event.

Community Engagement Event Comments:

The community attendees preferred the peace and quiet RSL Senior Living would provide over the recommended R-20 OSC because they believe it would better benefit the community and location in comparison to other single family detached residential housing nearby. The attendees understand that development will occur and that RSL is the best option for area. Their main concern was in regards to whether or not RSL will actually be the outcome and on storm water management.

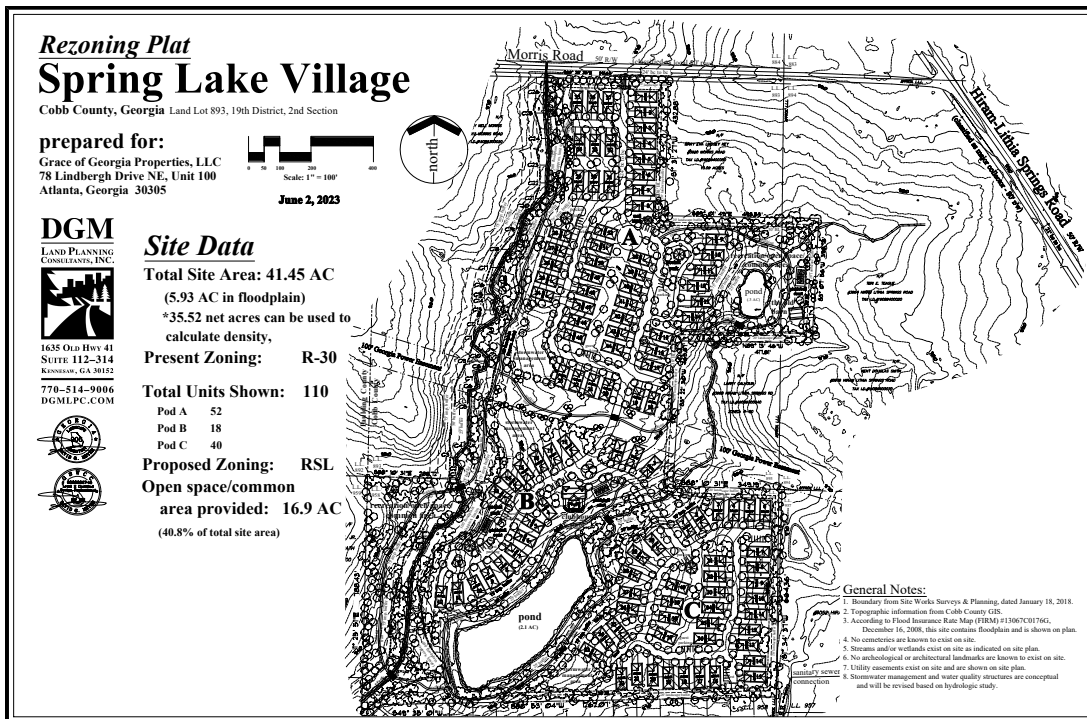
Commissioner Monique Sheffield agreed that RSL will be beneficial to the community around 3950 Hiram Lithia Springs Rd, and acknowledged the attendees concerns and opinions, which will be brought up to the rest of the Cobb County planning commission.



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ENVIRONMENTAL SITE ANALYSIS



Project: SPRING LAKE VILLAGE, 3950 HIRAM LITHIA SPRINGS RD SW, POWDER SPRINGS, GA, 30127

Date: JUNE 23, 2023

Client: GRACE OF GEORGIA PROPERTIES LLC

DLBP LLC is a Delaware limited liability company
 Registered for business in the State of Georgia.
 Mailing address: 78 Lindbergh Drive NE, Unit 100, Atlanta, GA 30305.

CONTENTS

A. CONFORMANCE WITH THE COMPREHENSIVE PLAN	3
B. ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT	7
C. PROJECT IMPLEMENTATION MEASURES	13
D. APPENDIX	16

Preface

The following information is provided in response to Cobb County's Environmental Site Analysis ("ESA") form, which was provided to the applicant upon submission of rezoning application Z-29. This report directly addresses the proposed 110-unit active adult community ("Proposal") at 3950 Hiram Lithia Springs Dr SW, Powder Springs, GA 30127 ("Site" or "Subject Property") and should be reviewed in conjunction with the Z-29 application materials and Planning Statement.

A. Conformance with the Comprehensive Plan

The Proposal aligns with many of the goals and policies outlined in the 2040 Comprehensive Plan, as summarized below. Please refer to the Planning Statement which was submitted with the Z-29 rezoning application for a full description of how the requested rezoning and proposed development supports the 2040 Comprehensive Plan and Cobb County's growing and diversifying residential population.

- I. As stated in the Planning Statement, the main considerations for the proposal are:
 - a. Land Use;
 - b. Housing;
 - c. Senior Services;
 - d. Natural Resources; and
 - e. Place Making.

The following references are derived directly from the Cobb County 2040 Comprehensive Plan update, with descriptions of how the Proposal will support the stated goal or policy.

(Continued on next page)

Land Use

2. LU-Goal 2: *“Encourage safe, attractive, and well-maintained neighborhoods and activity centers that promote a healthy active lifestyle by fostering quality, safe, pedestrian-oriented and environmentally friendly elements.”*¹
 - a. The proposal will enable adults aged 55 and older to enjoy active lifestyles in a community-focused environment. In-unit and neighborhood amenities will prioritize quality and safety while promoting walkability and community connectivity.
3. LU1-PI0: *“Ensure a variety of residential land uses that support all types and densities of housing to meet the needs of a growing and diverse population.”*²
 - a. As demonstrated previously in the “Rationale” section and as later demonstrated in the “Senior Services” section, Spring Lake Village will support a growing need for housing for adults aged 55 and older.
4. LU2-PI3: *“Encourage relationships between developers and neighborhoods to address neighborhood concerns.”*³
 - a. A community engagement event was facilitated on May 30, 2023 where neighborhood feedback was collected and the plan was subsequently revised.
5. LU2-P2: *“Encourage strategies and creative design to accommodate innovative land development techniques that promote an active lifestyle.”*⁴
 - a. A major value among this property is promoting an active lifestyle. This development promotes this lifestyle by designing walking paths and building fitness facilities and pickle ball courts. The development is also located 2.5 miles from a portion of Silver Comet Trail.

Housing (HO)

6. HO-PI: *“Encourage the distribution of all housing types while preserving the character of the surrounding neighborhoods.”*⁵

¹ Cobb County 2040 Comprehensive Plan, p. 10

² Cobb County 2040 Comprehensive Plan, p. 11

³ Cobb County Comprehensive Plan, p. 11

⁴ Cobb County Comprehensive Plan, p. 10

⁵ Cobb County 2040 Comprehensive Plan, p. 18

- a. This proposal aims to provide additional housing typologies within the Powder Springs community to meet the needs of a growing 55+ population while also creating availability among the general housing inventory as older residents relocate into the active adult community. Currently there are only 57 zones for RSL in Cobb County than can support this type of development.⁶
7. HO-P7: *“Encourage new and innovative housing types that meet the needs of a diverse community.”*⁷
 - a. The housing typology proposed for Spring Lake Village features smaller lots that require less upkeep than the average single family residential parcel characteristics of the area. The unique tradeoff of a smaller lot size is the extensive amount of community and green space allocated within Spring Lake Village to foster a sense of connectedness and engagement.
8. HO-P8: *“Encourage an adequate supply of housing for a growing senior population while considering unintended consequences of an oversupply senior housing.”*⁸
 - a. Spring Lake Village was designed to support active adults who wish to live independently in a community-oriented, single-family residential neighborhood. While these homes feature qualities and amenities that are tailored towards the 55+ community, such as master-on-main floorplans and pickleball courts, this housing does not pose a risk of becoming obsolete as a result of future demographic changes. In addition, the need for this housing is supported by population projections among the 55+ community, as evidenced in the “Rationale” section of this report.
9. HO-PI I: *“Promote a diverse supply of attainable and accessible housing that meets the needs of older adults and people with disabilities, especially in activity centers and other places that are near services...”*⁹
 - a. This proposal was created with reference to Cobb County’s housing goals and policies for the broader population and, particularly, for adults aged 55 and older. It also recognizes the critical role housing plays in community

⁶ Cobb County GIS Maps

⁷ Cobb County 2040 Comprehensive Plan, p. 18

⁸ Cobb County 2040 Comprehensive Plan, p. 19

⁹ Cobb County 2040 Comprehensive Plan, p. 19

development and is located close to retail, parks, healthcare facilities, places of worship, and community facilities within Powder Springs.

Senior Services (SS)

10. SS-P2: *“Monitor and assess senior services needs/demands and consider improvements/additions where necessary”* and SS-P3 *“Ensure the provision of services that will meet the demand of a more diverse and growing older population.”*¹⁰

- a. By 2050, it is projected that approximately 1.9 million residents within the 21-county metropolitan area will be aged 65 or older¹¹. This nearly triples the current population within the 65+ age cohort. Residential preferences shift with age, and this proposal aims to provide additional housing options to satisfy demand among seniors and other adults aged 55 and older.

11. SS-P9: *“Monitor the changing needs of the senior community and adjust services and programming to meet those needs.”*¹²

- a. Spring Lake Village provides amenities suitable for active adult and senior living communities, including a library, fitness center, pickleball courts, and woodland and lakeside trails.

Natural Resources (NH)

12. NHI-P8: *“Adhere to state and federal regulations related to environmental protection when considering development, redevelopment and transportation goals.”*¹³

- a. This proposal follows ecologically minded land use practices to ensure a strong balance between environmental protection, equitability, and economic vitality, as well as the mission for the Georgia Conservancy Strategic Plan. This is evidenced by the significant portion of the Property that will be preserved as green or open space, despite no requirements to that effect within the RSL zoning requirements.

¹⁰ Cobb County 2040 Comprehensive Plan, p. 33

¹¹ Atlanta Regional Commission (ARC)

¹² Cobb County 2040 Comprehensive Plan, p. 33

¹³ Cobb County 2040 Comprehensive Plan, p. 37

13. NHI-P9: *“Encourage the development of multi-use greenways in floodplains and easements to all for the maintenance of natural open space while accommodating citizens needs for passive recreation opportunities”*¹⁴

- a. The proposed development includes open space greenways and a trail network for those living in the community and their visitors to enjoy an active lifestyle.

Place Making (PM)

14. Spring Lake Village acknowledges the importance of providing a sense of “place” and “home” within an attractive, accessible, and active neighborhood. The proposal for Spring Lake Village recognizes the following policies and goals:

- a. PM-P1: *“Employ place-making design principles within small area plans.”*¹⁵, and
- b. PM-P4: *“Encourage uses and amenities that create an active and vibrant environment to create community sense of place.”*¹⁶

B. Environmental Impacts of the Proposed Project

I. Wetlands

- a. The Subject Property is known to contain wetland areas, as depicted on the U.S. Fish and Wildlife Service National Wetlands Inventory map (figure I on next page) and field verified on-site. The proposed site plan (Appendix A) protects all identified features with buffers as required by state and local authorities.
- b. The wetlands on the site include:
 - i. A freshwater pond measuring 2.1 AC on the southern portion of the site;
 - ii. An unclassified pond measuring 0.3 AC on the eastern portion of the site;
 - iii. A riverine or creek measuring 1.24 AC located along the western portion of the site; and
 - iv. Freshwater forested/ shrub wetland located in the southwest corner of the site.

¹⁴ Cobb County 2040 Comprehensive Plan, p. 37

¹⁵ Cobb County 2040 Comprehensive Plan, p. 49-50

¹⁶ Cobb County 2040 Comprehensive Plan, p. 49-50

- c. When visiting the Site, the riverine and freshwater forested/shrub wetland was mostly dry with little water in the designated wetland. The 2.1 AC freshwater pond and smaller 0.3 AC pond retain water permanently and do not feature outflow or drainage mechanisms.



Figure 1: 3950 Hiram Lithia Springs Rd¹⁷ (boundaries are not exact, please refer to Appendix A for exact boundaries)
Source: U.S. Fish and Wildlife Services National Wetlands Inventory

¹⁷ [U.S. Fish and Wildlife Service National Wetlands Inventory Map](#)

- d. The full definition of each wetland feature located on the Subject Property is included below.

	Code ¹⁸	Measurements
Freshwater Pond	<p>PUBHh:</p> <p><i>“System Palustrine (P) : The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.</i></p> <p><i>Class Unconsolidated Bottom (UB) : Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%.</i></p> <p><i>Water Regime Permanently Flooded (H) : Water covers the substrate throughout the year in all years.</i></p> <p><i>Special Modifier Diked/Impounded (h) : These wetlands have been created or modified by a man-made barrier or dam that obstructs the inflow or outflow of water.”</i></p>	<p>2.1 acres (measurement obtained through site survey)</p>
Pond	<p>This pond is not identified on the U.S. Fish and Wildlife Service National Wetlands Inventory Map.</p>	<p>0.30 acres (measurement obtained through site survey)</p>

¹⁸ [U.S. Fish and Wildlife Service, National Wildlife Refuge System, Division of Realty](#)

Riverine	<p>R5UBH:</p> <p>“System Riverine (R) : The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergent, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water.</p> <p>Subsystem Unknown Perennial (5) : This Subsystem designation was created specifically for use when the distinction between lower perennial, upper perennial, and tidal cannot be made from aerial photography and no data is available.</p> <p>Class Unconsolidated Bottom (UB) : Includes all wetlands and deepwater habitats with at least 25% cover of particles smaller than stones (less than 6-7 cm), and a vegetative cover less than 30%. Water</p> <p>Regime Permanently Flooded (H) : Water covers the substrate throughout the year in all years.”</p>	<p>1.24 acres (measurement takeoff from National Wetlands Inventory map)</p>
Freshwater Forested/ Shrub Wetland	<p>PFO 1A:</p> <p>“System Palustrine (P) : The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.</p>	<p>358.2 linear feet on site (measured via the National Wetland Inventory map) (1.65 acres total)</p>

	<p><i>Class Forested (FO) : Characterized by woody vegetation that is 6 m tall or taller.</i></p> <p><i>Subclass Broad-Leaved Deciduous (I) : Woody angiosperms (trees or shrubs) with relatively wide, flat leaves that are shed during the cold or dry season; e.g., black ash (<i>Fraxinus nigra</i>).¹⁹</i></p> <p><i>Water Regime Temporary Flooded (A) : Surface water is present for brief periods (from a few days to a few weeks) during the growing season, but the water table usually lies well below the ground surface for the most of the season.”</i></p>	
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2. Floodplain

- a. The Subject Property is known to contain floodplain areas, as depicted on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the property.
- b. The floodplain is protected through buffers as presented in the site plan. Necessary measures will be taken during construction to mitigate the possible effects on the floodplain.

(Continued on next page)

¹⁹ [U.S. Fish and Wildlife Service, National Wildlife Refuge System, Division of Realty](#)

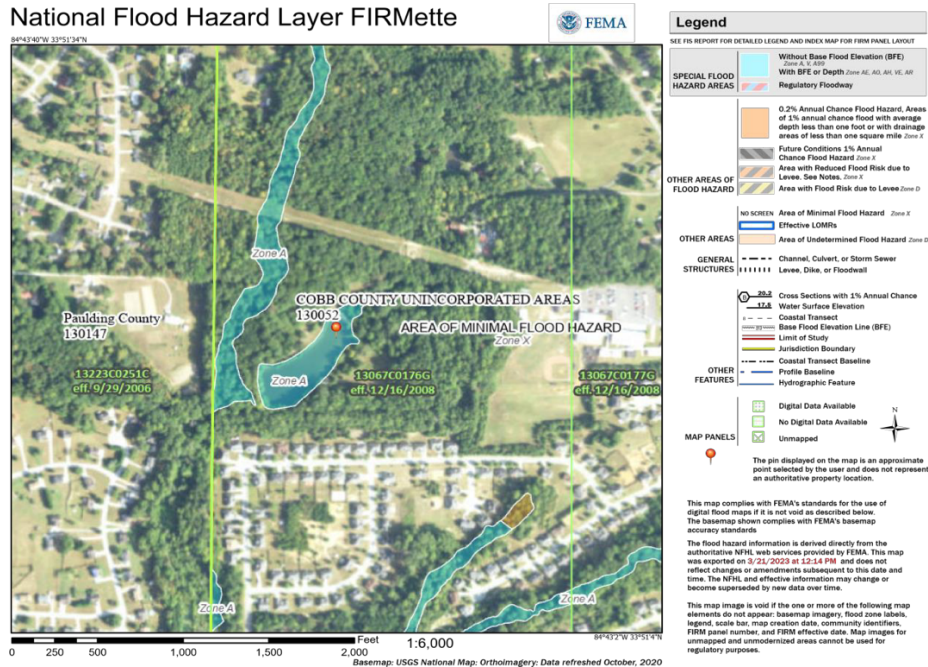


Figure 2: Flood Hazard Layer Map²⁰

3. Streams/Stream Buffers

- a. A creek consisting of riverine wetland runs along the western border of the subject site. The proposed site plan protects all identified features with buffers as required by state and local authorities.

4. Slopes greater than 25 percent (%)

- a. Not applicable. The Subject Property consists of gently rolling topography in the range of 5-10% slope, as depicted on the site plan. Nowhere on the site does the topography approach 25% or greater.

5. Vegetation

- a. According to the United States Geological Survey’s quarter quadrant map (with a quadrant measuring 3.75 minutes longitude by 3.75 minutes latitude), no endangered plants were identified on the Subject Property²¹.

²⁰ [Federal Emergency Management Agency](#)

²¹ [United States Geological Survey](#)

- b. Upon site visit, no endangered vegetation was encountered. There was no evidence of endangered vegetation on site.

6. Wildlife Species
 - a. Ponds and streams are known to exist on the site. There is a high probability that these contain some aquatic life. However, there was no evidence to suggest that endangered fish or wildlife might exist on site.
 - b. According to the [Georgia Biodiversity Portal](#), the Highscale Shiner fish species, which is a State of Georgia protected species, has been recorded within the quarter quadrant containing the Subject Property.²² The Highscale Shiner fish is known to exist within the Chattahoochee River system. Sweetwater Creek, which is a tributary of the Chattahoochee River, is featured within the same quarter quadrant as the Subject Property but does not traverse the Subject Property. It is not believed that this species exists on the subject site.

7. Archeological/ Historical Sites
 - a. After reviewing Cobb County's historic resources via the Cobb County website, Georgia Department of Natural Resources State Parks & Historic Sites, and Georgia's historical records, no archeological or historical sites were identified.
 - b. Upon site visit, no historic structures, earth formations, or relics were encountered and there was no evidence to suggest anything of that nature did exist on site.

C. Project Implementation Measures

8. The site developer is committed to ensuring that appropriate implementation methods are used to limit adverse impact on the features shared above. This will be achieved by collaborating closely with the county and its offices during the preconstruction phases and deploying mitigation strategies during construction.

²² Georgiabiodiversity.org

- a. Environmentally Sensitive Areas (wetlands, floodplain, slopes exceeding 25 percent, stream buffers)
 - i. As stated above, all wetlands, floodplain, and streams are protected by buffers depicted on the site plan (Appendix A). No slopes of 25% or greater exist on site, as mentioned above in B.4.a.
- b. Protection of Water Quality
 - i. Stormwater management areas are shown on the site plan and will be appropriately designed and sized during the engineering phase of the project.
 - ii. Stormwater management areas are highlighted in blue on figure 3.
- c. Minimization of Negative Impacts on Existing Infrastructure
 - i. All roads, utilities, and existing infrastructure will be appropriately protected during the construction process.
- d. Minimization of Negative Impacts of Archeological/Historically Significant Areas
 - i. As stated above, not applicable.
- e. Minimization of Environmentally Stressed Community Areas
 - i. Based on our current understanding of the site context, the Proposal will not create or contribute to any adverse conditions on environmentally stressed community areas.
- f. Creation and preservation of green space and open space
 - i. As shown on the site plan and in figure 3:
 1. 16.9 acres, totaling 40.8% of the site, will consist of open space and green space.
 2. Buffers are placed throughout the site (see notations highlighted in yellow on figure 3).
 3. Creation and preservation of this open / green space will be stipulated by a Conditions, Covenants, and Restrictions document that will be enforced by the community's homeowners' association or similar authoritative body.

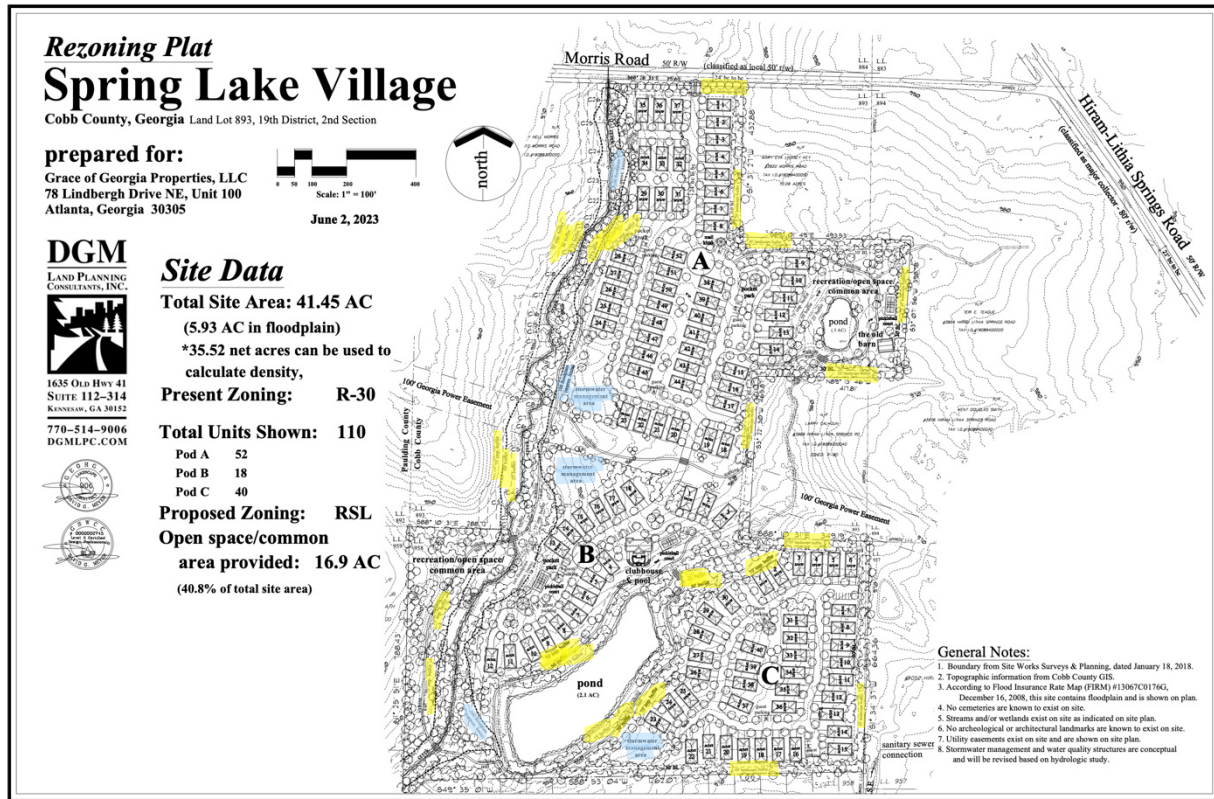


Figure 3: Spring Lake Village Site Plan

- g. Protection of citizens from the negative impacts of noise and lighting
 - i. All reasonable measures will be taken during construction to minimize these impacts.
 - ii. Site features such as trees and buffers will contribute to absorbing noise and lighting generated by the development.
 - iii. The requested RSL zoning and subsequent active adult residential development will result in fewer overall residents than a similar community built out under R20-OSC zoning, which is presently allowed in the Very Low Residential Density future land use category. The applicant anticipates less noise to be generated by this smaller population than what would be associated with an R-20 OSC community.
- h. Protection of parks and recreational green space
 - i. No public parks are proposed on our site, nor do any exist adjacent to our site.

- ii. However, as referenced in section f above, the site will preserve 16.9 acres of green space for the community's enjoyment. The area of *programmed* green space (featuring trails, landscaping, pickleball courts, etc.) will be net positive due to this development.
- i. Minimization of Impacts to Wildlife habitats
 - i. All reasonable measures will be taken during construction to minimize impacts on wildlife habitats.
 - ii. Existing wildlife habitats within the stream and lakes will be buffered and/or protected by green space, as required by state and local policies.
 - iii. The applicant is creating and/or preserving over 16.9 acres of open space, while integrating the natural biodiversity on site into the natural features and layout of the plan. Additional trees and vegetation will also be planted as a mitigation strategy, which will also contribute to minimizing stormwater runoff.

D. Appendix

- a. Site Plan
- b. Table I: State of Georgia Protected Plants and Animals within Cobb County

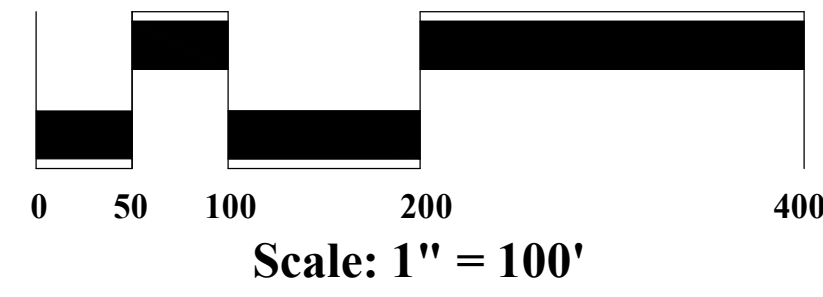
Rezoning Plat

Spring Lake Village

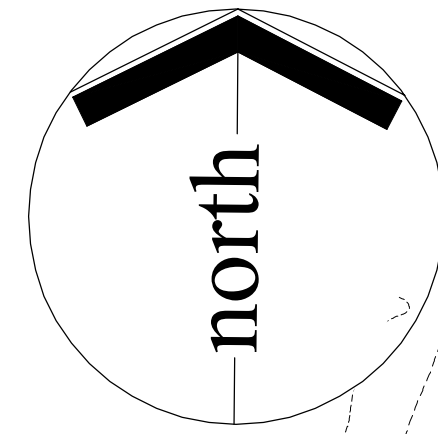
Cobb County, Georgia Land Lot 893, 19th District, 2nd Section

prepared for:

Grace of Georgia Properties, LLC
78 Lindbergh Drive NE, Unit 100
Atlanta, Georgia 30305



June 2, 2023



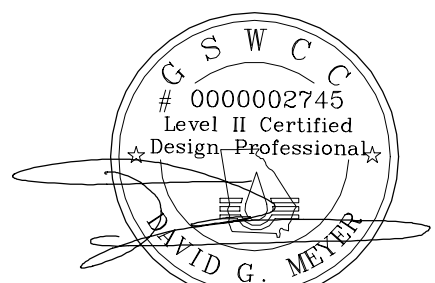
DGM

LAND PLANNING
CONSULTANTS, INC.



1635 Old Hwy 41
SUITE 112-314
KENNESAW, GA 30152

770-514-9006
DGMLPC.COM



Site Data

Total Site Area: 41.45 AC

(5.93 AC in floodplain)

*35.52 net acres can be used to
calculate density,

Present Zoning: R-30

Total Units Shown: 110

Pod A 52

Pod B 18

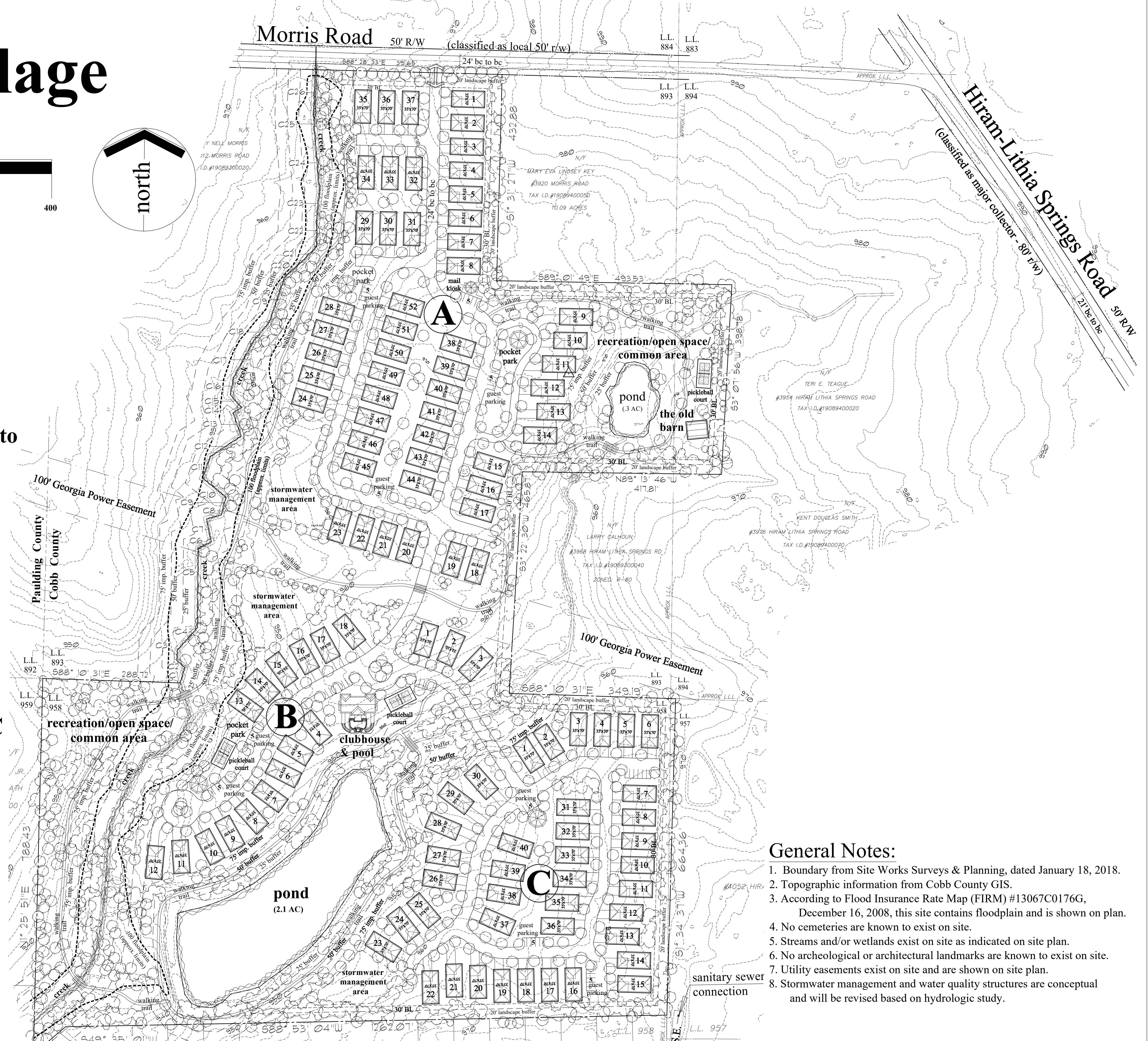
Pod C 40

Proposed Zoning: RSL

Open space/common

area provided: 16.9 AC

(40.8% of total site area)



General Notes:

1. Boundary from Site Works Surveys & Planning, dated January 18, 2018.
2. Topographic information from Cobb County GIS.
3. According to Flood Insurance Rate Map (FIRM) #13067C0176G, December 16, 2008, this site contains floodplain and is shown on plan.
4. No cemeteries are known to exist on site.
5. Streams and/or wetlands exist on site as indicated on site plan.
6. No archeological or architectural landmarks are known to exist on site.
7. Utility easements exist on site and are shown on site plan.
8. Stormwater management and water quality structures are conceptual and will be revised based on hydrologic study.

Appendix B

Table 1: State of Georgia Protected Plants and Animals within Cobb County

Species	Type of Species	Last Identified/ Age of Record	Link
Highscale Shiner	Animal	5 Years or less	https://georgiabiodiversity.org/natels/rangemaps?es_id=20122
<i>Pool Sprite, Snorkelwort</i>	<i>Plant</i>	<i>N/A</i>	https://georgiabiodiversity.org/natels/rangemaps?es_id=19759
<i>Chattahoochee Crayfish</i>	<i>Animal</i>	<i>N/A</i>	https://georgiabiodiversity.org/ga_all4/el_map?es_id=15541
<i>Henslow's Sparrow</i>	<i>Animal</i>	<i>N/A</i>	https://georgiabiodiversity.org/natels/rangemaps?es_id=15954
<i>Bluestripe Shiner</i>	<i>Animal</i>	<i>N/A</i>	https://georgiabiodiversity.org/natels/rangemaps?es_id=18179
<i>Pink Ladyslipper</i>	<i>Plant</i>	<i>N/A</i>	https://georgiabiodiversity.org/natels/rangemaps?es_id=19349
<i>Sun-loving Draba</i>	<i>Plant</i>	<i>N/A</i>	https://georgiabiodiversity.org/natels/rangemaps?es_id=18973
<i>Delicate Spike</i>	<i>Animal</i>	<i>N/A</i>	https://georgiabiodiversity.org/natels/rangemaps?es_id=22336
<i>Cherokee Darter</i>	<i>Animal</i>	<i>N/A</i>	https://georgiabiodiversity.org/natels/rangemaps?es_id=16510
<i>Lined Chub</i>	<i>Animal</i>	<i>N/A</i>	https://georgiabiodiversity.org/natels/rangemaps?es_id=20658
<i>Gulf Moccasinshell</i>	<i>Animal</i>	<i>N/A</i>	https://georgiabiodiversity.org/profile/profile?group=ga_protected&es_id=20276
<i>Indian Olive</i>	<i>Plant</i>	<i>N/A</i>	https://georgiabiodiversity.org/natels/rangemaps?es_id=18249
<i>Monkeyface Orchid</i>	<i>Plant</i>	<i>N/A</i>	https://georgiabiodiversity.org/natels/rangemaps?es_id=19469
<i>Dwarf Sumac</i>	<i>Plant</i>	<i>N/A</i>	https://georgiabiodiversity.org/natels/rangemaps?es_id=18319
<i>Bay Star-vine</i>	<i>Plant</i>	<i>N/A</i>	https://georgiabiodiversity.org/natels/rangemaps?es_id=17301
<i>Georgia Aster</i>	<i>Plant</i>	<i>N/A</i>	https://georgiabiodiversity.org/natels/rangemaps?es_id=19402

Source: [Georgia Biodiversity Portal](#)