

APPLICANT: Lafarge Building Materials, Inc.

678-746-2000

REPRESENTATIVE: Demetri Basil

678-746-2000

TITLEHOLDER: Vulcan Lands, Inc.

PROPERTY LOCATION: Located on the south side of Duncan

Road, south of Chastian Road.

ACCESS TO PROPERTY: Duncan Road

PHYSICAL CHARACTERISTICS TO SITE: Vacant tract (abandoned

asphalt plant)

PETITION NO: SLUP-11

HEARING DATE (PC): 08-07-07

HEARING DATE (BOC): 08-21-07

PRESENT ZONING: HI

PROPOSED ZONING: Special Land Use

Permit

PROPOSED USE: Concrete Batch Plant

SIZE OF TRACT: 5.07 acres

DISTRICT: 20

LAND LOT(S): 134

PARCEL(S): 2

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: HI/ wooded

SOUTH: HI/ Fulton Concrete

EAST: HI/ Fulton Concrete

WEST: HI/ Vulcan Materials quarry

OPPOSITION: NO. OPPOSED PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

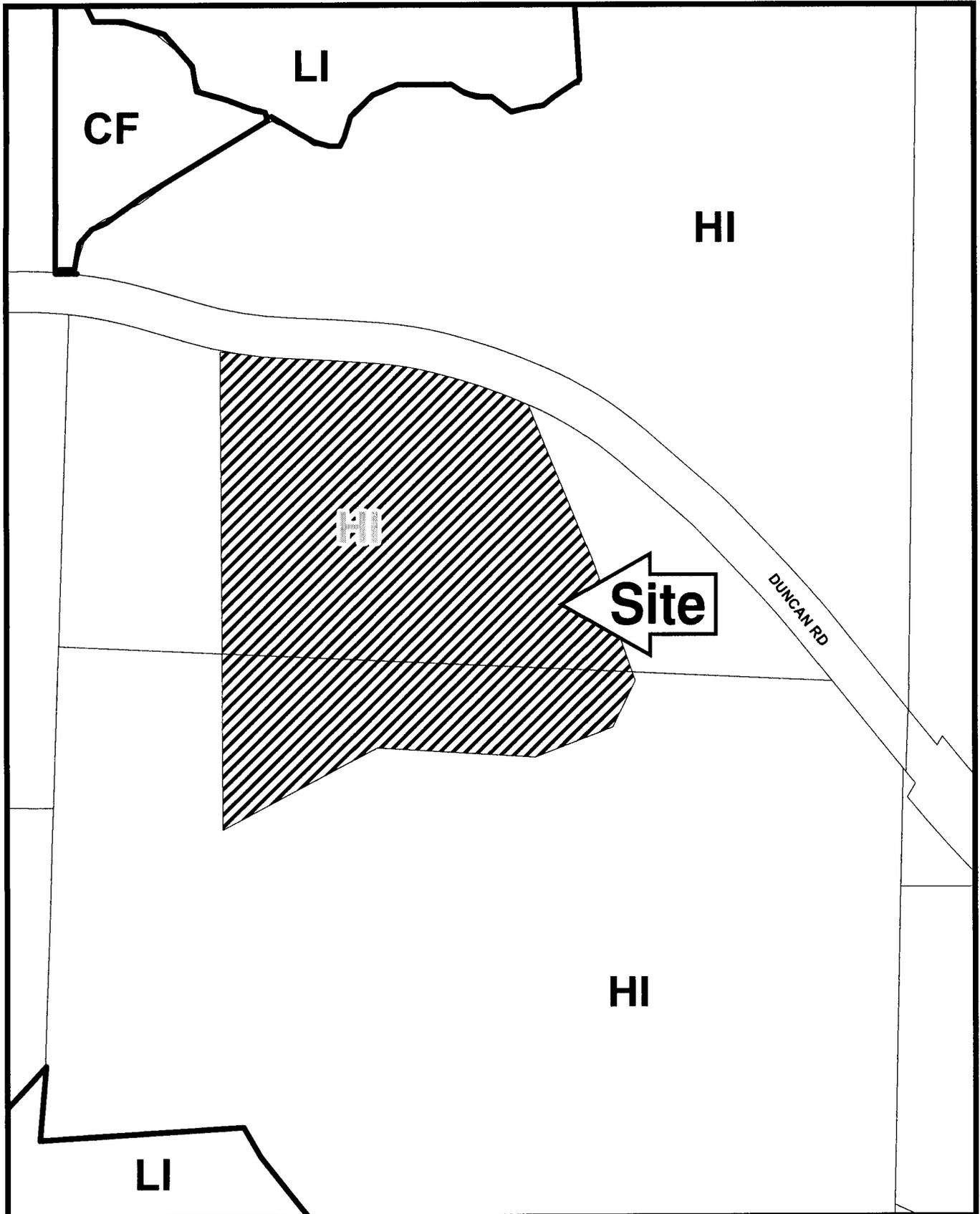
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



SLUP-11



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

100 0 100 Feet



 Draft Parcel Boundary
 Approximate Zoning Boundary

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PETITION FOR: SLUP

PLANNING COMMENTS: Staff Member Responsible: John P. Pederson, AICP

The applicant is requesting a Special Land Use Permit to operate a concrete batch plant. The proposal will include a small office trailer, batching equipment, storage silos and stockpile areas. The hours of operation will primary be during daylight hours, however, there may be some operation at night, due to some projects requiring material at night. The proposal will conform to all state and federal requirements and permitting.

Historic Preservation: No comment.

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

WATER & SEWER COMMENTS:

Water and sewer available; connections planned.

TRAFFIC COMMENTS:

Recommend a deceleration. Recommend installing curb and gutter along the road frontage. Recommend fee in lieu of installing sidewalk. Recommend applicant verify that minimum intersection sight distance is available and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement of 390'. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

FIRE COMMENTS:

Fire Hydrant

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

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DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Noonday Creek FLOOD HAZARD INFO: Zone AE

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location: _____

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

STREAMBANK BUFFER ZONE: YES NO POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - County Review/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: 50' , 75' , 100' or 200' each side of creek channel.

DOWNSTREAM CONDITION

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

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DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown _____
- Copy of survey is not current - Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS/SUGGESTIONS

1. This project is covered under Georgia EPD Surface Mining Unit Permit #083-01 and is currently undergoing Plan Review (LDP# 070118) through Cobb County' s Site Plan Review process.
2. The proposed recycle ponds appear to be located very close to the 100-year floodplain for Noonday Creek. The ponds must be located outside the floodplain. These ponds must be designed as a closed system to recycle all process and wash water with no discharge to Noonday Creek.
3. The Cobb County GIS aerial photography of the site shows stockpiles of material within the floodplain. Material storage must be relocated out of the regulatory floodplain.

STAFF RECOMMENDATIONS

SLUP-11 LAFARGE BUILDING MATERIALS, INC.

The property is located in an area dominated by Light and Heavy Industrial zoning. Adjacent and nearby properties are used for intense industrial uses, such as asphalt plants, concrete plants and quarrying. The proposal is in accordance with the *Cobb County Comprehensive Plan*, which delineates this property to be within an Industrial Land Use Category. There is not any adjacent or nearby residential property that would be adversely affected by the proposal. The property is located on an arterial road that is in close proximity to major transportation corridors, such as Interstate 75, Chastain Road and Barrett Parkway. Based on the above analysis, Staff recommends APPROVAL subject to:

- Site plan dated June 7, 2007, with the District Commissioner approving minor modifications;
- All Federal and State requirements, and permitting processes, be followed;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations;
- DOT comments and recommendations; and
- owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.

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