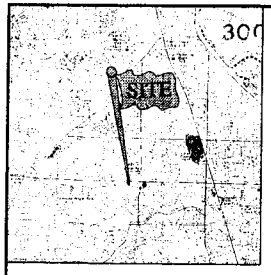
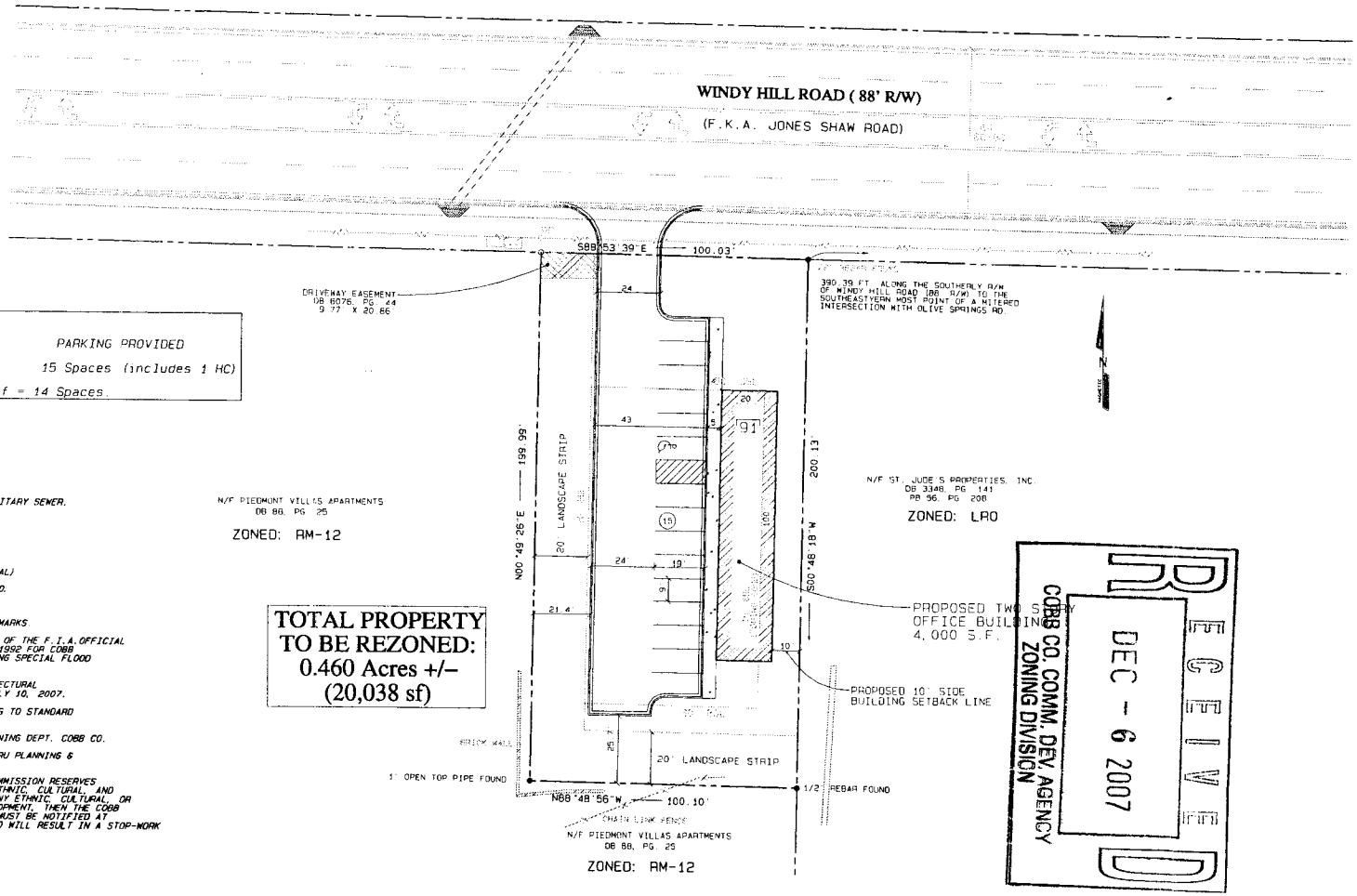


LOCATION MAP



PROJECT SUMMARY (BUILDING):		
	FLOOR AREA	PARKING PROVIDED
PROP BUILDING	4,000 sf	15 Spaces (includes 1 HC)
Required Parking @ 1/285 sf = 14 Spaces		

TOTAL PROPERTY TO BE REZONED: 0.460 Acres +/- (20,038 sf)

GENERAL NOTES:

1. PROPERTY TO BE SERVED BY GRAVITY-FLOW SANITARY SEWER.
2. PROPOSED USE FOR THE SITE IS OFFICE.
3. PROPERTY TO BE REZONED IS 0.460 Acres.
4. CURRENT ZONING IS: RM-12
5. PROPOSED ZONING IS OI (OFFICE/INSTITUTIONAL)
6. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO:
   DISTRICT LINES
   UTILITY EASEMENTS
   CEMETERIES
   ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS
7. THE SITE IS LOCATED ON PANEL 13067C0070 F OF THE F.I.A. OFFICIAL FLOOD INSURANCE RATE MAP DATED AUGUST 18, 1992 FOR COBB COUNTY, GEORGIA, AND IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS. (ZONE X)
8. BOUNDARY INFORMATION TAKEN FROM AN ARCHITECTURAL SITE PLAN BY ROBERT LAURENCE JAY DATED JULY 10, 2007.
9. PARKING TO BE PAVED AND STRIPPED ACCORDING TO STANDARD DETAIL NO. 114.
10. SIGNS TO BE PERMITTED THRU PLANNING & ZONING DEPT. COBB CO.
11. CONSTRUCTION TRAILERS TO BE PERMITTED THRU PLANNING & ZONING DEPT. COBB CO.
12. THE COBB COUNTY CEMETERY PRESERVATION COMMISSION RESERVES THE RIGHT TO EXAMINE THIS PROPERTY FOR ETHNIC, CULTURAL, AND RELIGIOUS EVIDENCE LOCATED HEREIN. IF ANY ETHNIC, CULTURAL, OR RELIGIOUS EVIDENCE IS FOUND DURING DEVELOPMENT, THEN THE COBB COUNTY CEMETERY PRESERVATION COMMISSION MUST BE NOTIFIED AT ONCE AT (770) 528-2035. FAILURE TO DO SO WILL RESULT IN A STOP-WORK ORDER.
13. THE SITE CONTAINS NO:
    STREAMS
    WETLANDS
    FLOOD PLAIN
    CEMETERIES
14. ALL STORMWATER DETENTION AND WATER QUALITY WILL BE DONE IN A BELOW GROUND SYSTEM.

RECEIVED
DEC - 6 2007
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

GRAPHIC SCALE 1"=20'
20 0 20 40 60

Z-5

Urban Engineers, Inc.
1964 MONROE DRIVE, N.E., SUITE 100
ATLANTA, GEORGIA 30324
PHONE:(404) 873-5874 / FAX:(404) 873-5877

REVISIONS

DATE	DESCRIPTION

ZONING MAP

WINDY HILL PROFESSIONAL OFFICE BUILDING

PROJECT NO. 20711-3
LAND LOT(S) 202
DISTRICT 18 TH. 2 ND. SECT.
COUNTY COBB
SCALE 1"=20'
DATE 11-15-07
DRAWING NO.:

APPLICANT: David Tash
404-428-2037

REPRESENTATIVE: David Tash
404-428-2037

TITLEHOLDER: Luz F. Cediel, Alvaro Cediel and Mike Cediel

PROPERTY LOCATION: Located on the south side of Windy Hill Road, west of Olive Springs Road.

ACCESS TO PROPERTY: Windy Hill Road

PHYSICAL CHARACTERISTICS TO SITE: Vacant lot

PETITION NO: Z-5

HEARING DATE (PC): 02-05-08

HEARING DATE (BOC): 02-19-08

PRESENT ZONING: RM-12

PROPOSED ZONING: OI

PROPOSED USE: Office

SIZE OF TRACT: 0.46 acre

DISTRICT: 17

LAND LOT(S): 202

PARCEL(S): 2

TAXES: PAID X **DUE** ____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:	R-20/ vacant lots
SOUTH:	RM-12/ Piedmont Villas Apartments
EAST:	LRO/ Saint Judes Church
WEST:	RM-12/ Piedmont Villas Apartments

OPPOSITION: **NO. OPPOSED** ____ **PETITION NO:** ____ **SPOKESMAN** ____

PLANNING COMMISSION RECOMMENDATION

APPROVED ____ **MOTION BY** ____

REJECTED ____ **SECONDED** ____

HELD ____ **CARRIED** ____

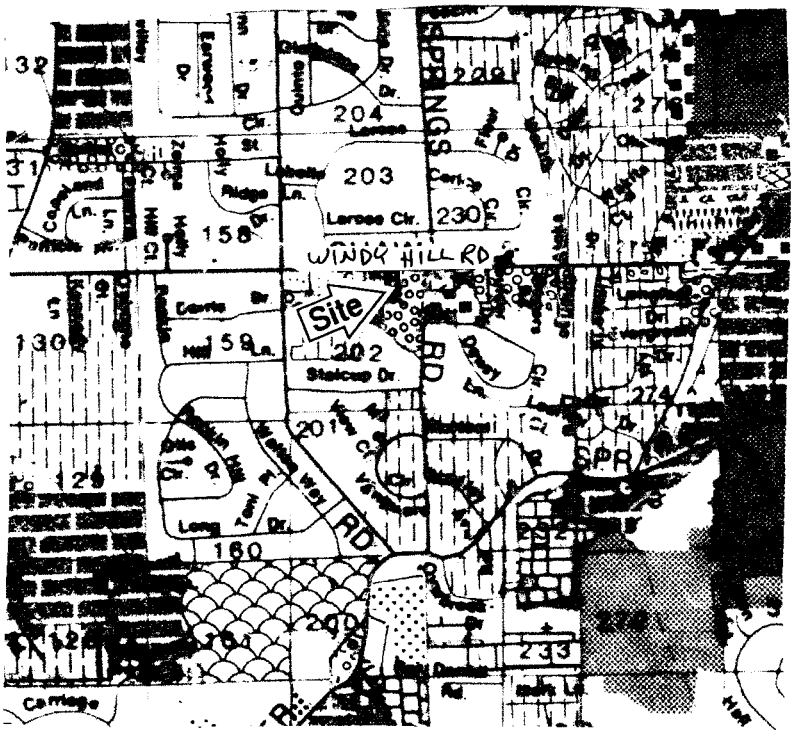
BOARD OF COMMISSIONERS DECISION

APPROVED ____ **MOTION BY** ____

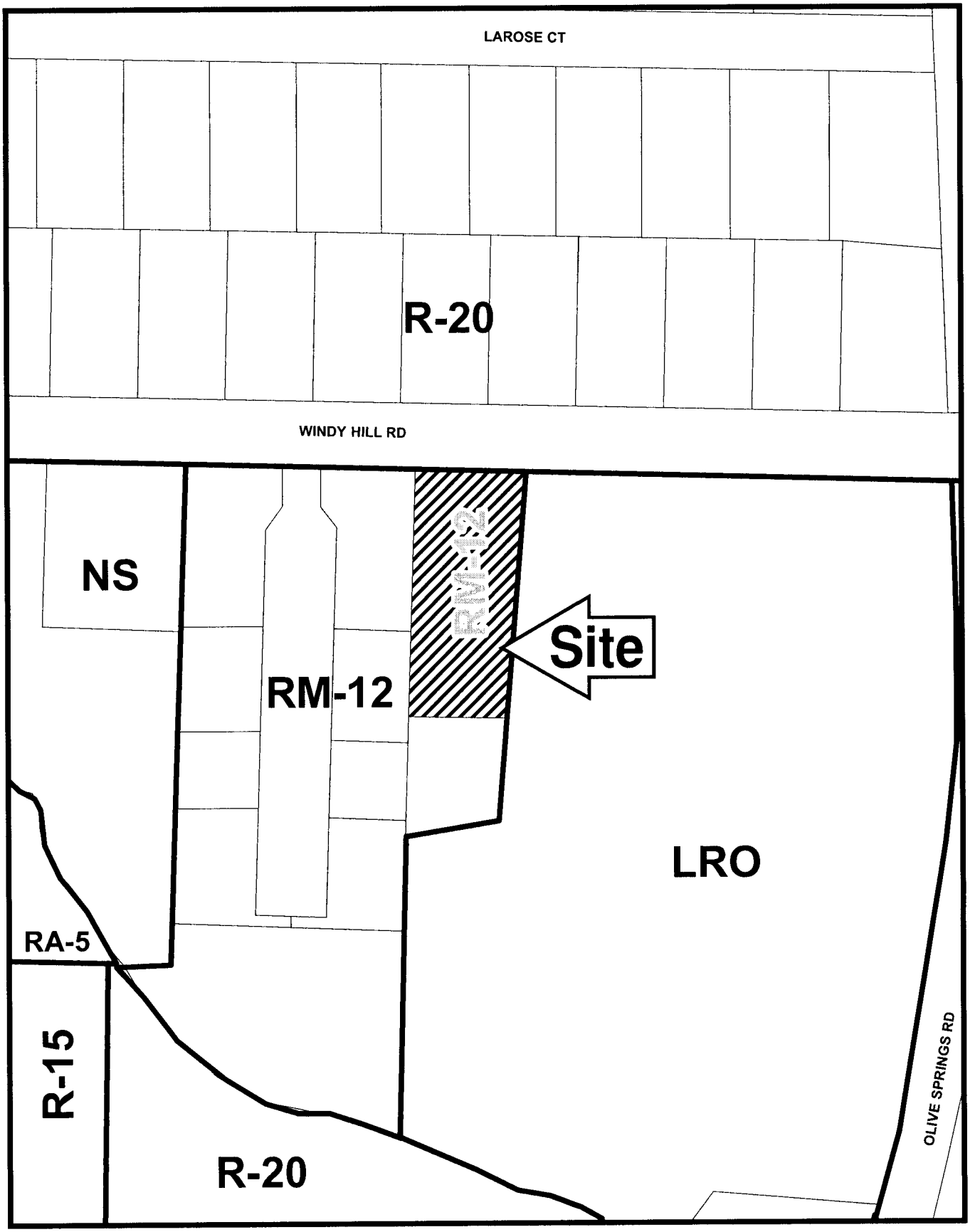
REJECTED ____ **SECONDED** ____

HELD ____ **CARRIED** ____

STIPULATIONS:



Z-5



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

50 0 50 Feet

Draft Parcel Boundary

Approximate Zoning Boundary

APPLICANT: David Tash **PETITION NO.:** Z-5

PRESENT ZONING: RM-12 **PETITION FOR:** OI

* *

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

Land Use Plan Recommendation: Neighborhood Activity Center

Proposed Number of Buildings: 1 **Total Square Footage of Development:** 4,000

F.A.R.: 0.20 **Square Footage/Acre:** 8,696

Parking Spaces Required: 14 **Parking Spaces Provided:** 15

The applicant is requesting the O&I zoning district to develop a professional office building. The offices are anticipated to be open seven days a week, from 8:00 am to 6:00 pm. The proposed building would be two stories in height, with a traditional clap board siding exterior. The roof would be pitched with asphalt shingles.

The applicant is showing a contemporaneous variance which is to reduce the side setback adjacent to the east property line from 15-feet to 10-feet.

Historic Preservation: After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

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

* *

FIRE COMMENTS:

Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

Commercial: Cul-d-sac without an island to have a 60 foot paved radius **or** Hammerhead turn-around – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

Fire Hydrant

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

APPLICANT David Tash **PETITION NO.** Z-005

PRESENT ZONING RM-12 **PETITION FOR** OI

* *

NOTE: Comments reflect only what facilities appeared of record at the time of this review. Field verification required by developer.

WATER COMMENTS:

Available at Development?	☑ Yes	☐ No
Fire Flow Test Required?	☑ Yes	☐ No

Size / Location of Existing Water Main(s) ***10" DI / S side Windy Hill Rd***

Additional Comments:

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

* *

SEWER COMMENTS:

In Drainage Basin?	☑ Yes	☐ No
At Development?	☐ Yes	☑ No

Approximate Distance to Nearest Sewer: ***450' S (12" dia)***

Estimated Waste Generation (in G.P.D.): **A D F** 400 **Peak** 1000

Treatment Plant: **S Cobb**

Plant Capacity Available?	☑ Yes	☐ No	
Line Capacity Available?	☑ Yes	☐ No	
Projected Plant Availability:	☑ 0 - 5 year	☐ 5 - 10 years	☐ over 10 years
Dry Sewers Required?	☐ Yes	☑ No	
Off-site Easements Required?	☑ Yes*	☐ No	
Flow Test Required?	☐ Yes	☑ No	
Septic Tank Recommended by this Department?	☐ Yes	☑ No	
Subject to Health Department Approval?	☐ Yes	☑ No	

* If off-site easements are required, Developer must submit easements to CCWS for review / approval as to form and stipulations prior to the execution of easement(s) by the property owner(s). All easement acquisitions are the responsiblity of the Developer.

Additional Comments:

Notes FYI: *Connection to sewer by developer required by Code 122-244*

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or off site easements, dedication of on and/or off site water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: **David Tash** **PETITION NO.:** **Z-5**

PRESENT ZONING: **RM-12** **PETITION FOR:** **OI**

* *

DRAINAGE COMMENTS

FLOOD HAZARD: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: **Nickajack Creek** FLOOD HAZARD INFO: Zone X

☐ 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 **stormdrainage system**.

APPLICANT: **David Tash** **PETITION NO.:** **Z-5**

PRESENT ZONING: **RM-12** **PETITION FOR:** **OI**

* *

DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

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

INSUFFICIENT INFORMATION

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

ADDITIONAL COMMENTS

1. The existing site discharges to the west through the adjacent Piedmont Villas Apartments. There is not adequate stormwater conveyance to accommodate a concentrated discharge from the proposed site through this older apartment complex. The proposed underground detention system must be designed to discharge directly to the existing stormwater system located within the Windy Hill Road R/W.
2. Since a portion of the adjacent St. Jude Episcopal Church property drains through the proposed site, this runoff must be accommodated in the site stormwater design and adequate conveyance provided though the site.

APPLICANT: David Tash **PETITION NO.:** Z-5

PRESENT ZONING: RM-12 **PETITION FOR:** OI

* *

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Windy Hill Road	30300	Arterial	45 mph	Cobb County	100'

Based on 2006 traffic counting data taken by GDOT.

COMMENTS AND OBSERVATIONS

Windy Hill Road is classified as an Arterial and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend applicant consider entering into a development agreement pursuant of 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 Windy Hill Road, a minimum of 50' from the roadway centerline.

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

STAFF RECOMMENDATIONS

Z-5 DAVID TASH

A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The area contains a variety of properties zoned NS, RM-12, LRO, NRC, and R-20.

B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The applicant's proposal would be compatible with other properties in the area. Additionally, the applicant's proposal could encourage other redevelopment in an area that needs new development.

C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.

D. It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within a Neighborhood Activity Center.

E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for deleting the applicant's rezoning proposal to the LRO zoning district. The applicant's proposal, the Staff recommended zoning district of LRO is in accordance with the *Cobb County Comprehensible Plan*. The applicant's proposal would be compatible with and consistent to other commercially zoned properties in the area. Deletion to LRO would still allow the applicant to place their proposal at this location, and would be a more compatible zoning district for the use.

Based on the above analysis, Staff recommends DELETION to LRO subject to the following conditions:

- Site plan received by the Zoning Division December 6, 2007, with the District Commissioner approving minor modifications;
- Fire Department comments;
- 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.