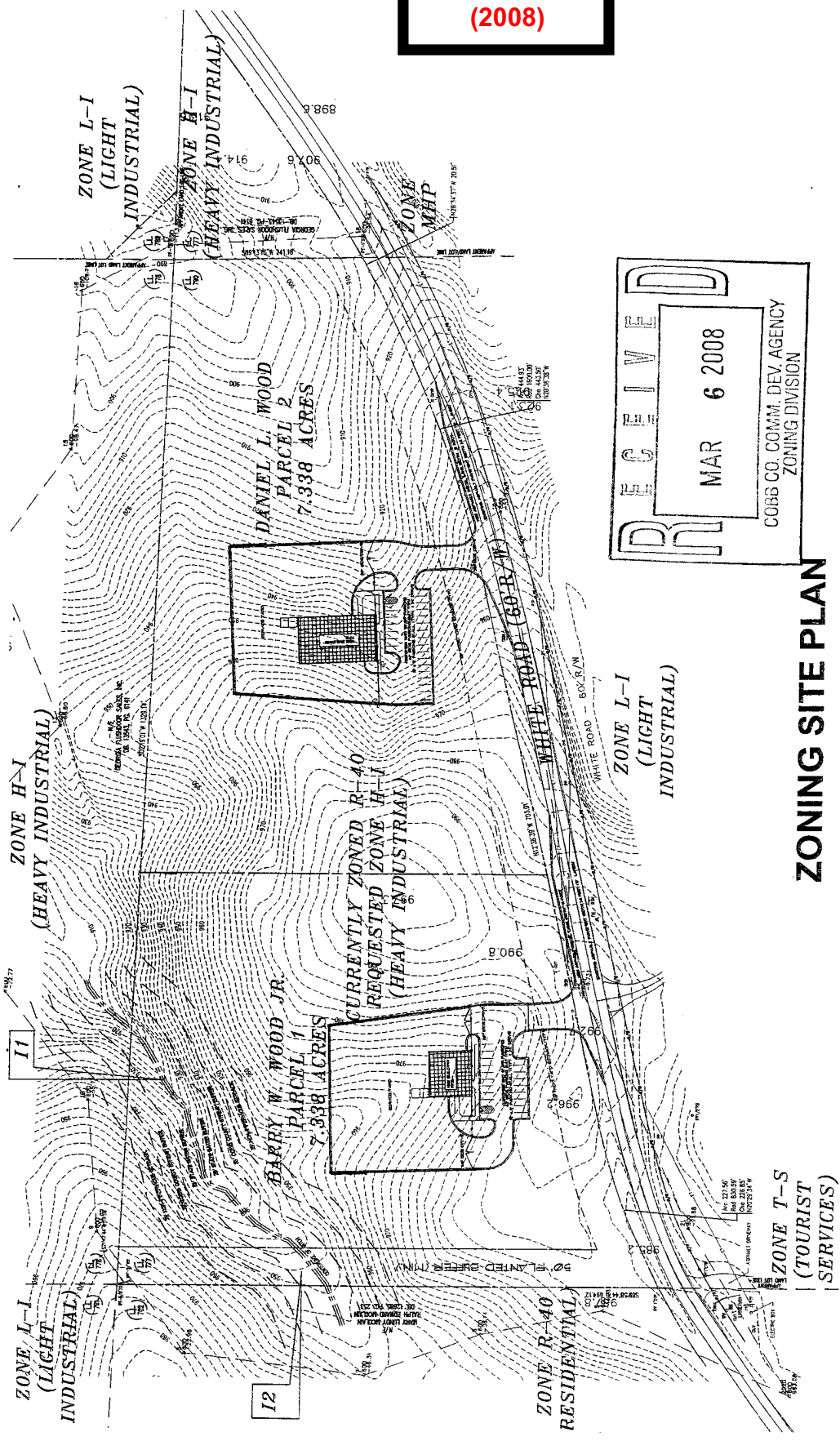


Z-22
(2008)



RECEIVED
 MAR 6 2008
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

ZONING SITE PLAN

MARCH 5, 2008

For

MR. DANIEL L. WOOD & Mr. BARRY W. WOOD JR.

2095 Marietta Blvd.
 Atlanta, Georgia 30318



THIS IS NOT AN ENVIRONMENTAL STUDY
 NOR IS IT A ZONING VARIANCE STUDY
 NOR IS IT A ZONING MAP
 NOR IS IT A ZONING REGULATORY STUDY
 NOR IS IT A ZONING REGULATORY STUDY

FOR PROPERTY LOCATED IN
 THE CITY OF ATLANTA
 CONTACT THE CITY OF ATLANTA
 PLANNING DEPARTMENT
 100 N. DECATUR ST., N.W.
 ATLANTA, GA 30303
 (404) 522-1234

APPLICANT: Daniel L. Wood
404-352-3644

REPRESENTATIVE: Daniel L. Wood
404-352-3644

TITLEHOLDER: Daniel L. Wood and B.W.W., Inc.

PROPERTY LOCATION: Located on the east side of White Road
(a/k/a Bob White Road), north of Riverside Parkway.

ACCESS TO PROPERTY: White Road

PHYSICAL CHARACTERISTICS TO SITE: Wooded

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH: R-40/ Wooded
- SOUTH: HI/ LI/ Wooded
- EAST: HI/ Wooded
- WEST: LI/ Wooded

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:

PETITION NO: Z-22

HEARING DATE (PC): 05-06-08

HEARING DATE (BOC): 05-20-08

PRESENT ZONING: R-40

PROPOSED ZONING: HI

PROPOSED USE: Equipment Storage And
Maintenance Shop

SIZE OF TRACT: 14.676 acres

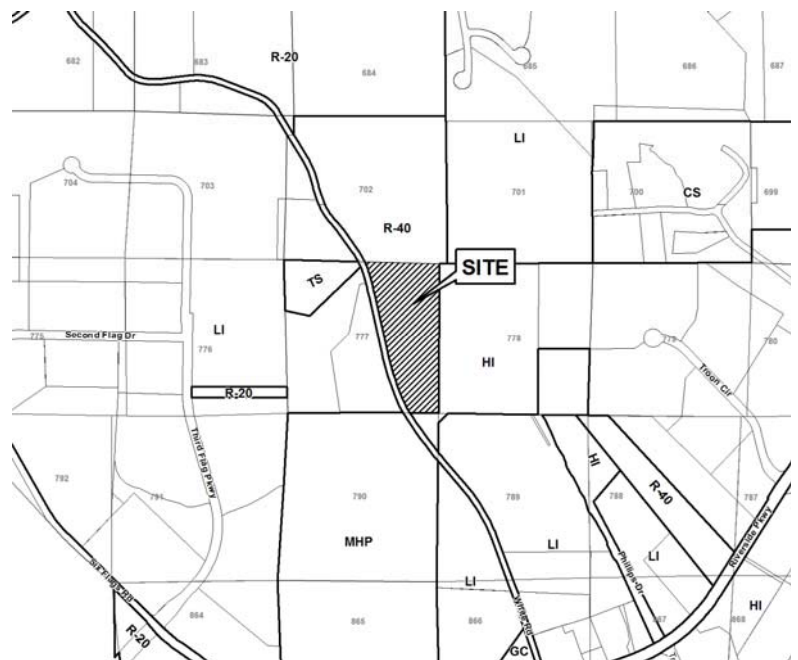
DISTRICT: 18

LAND LOT(S): 777

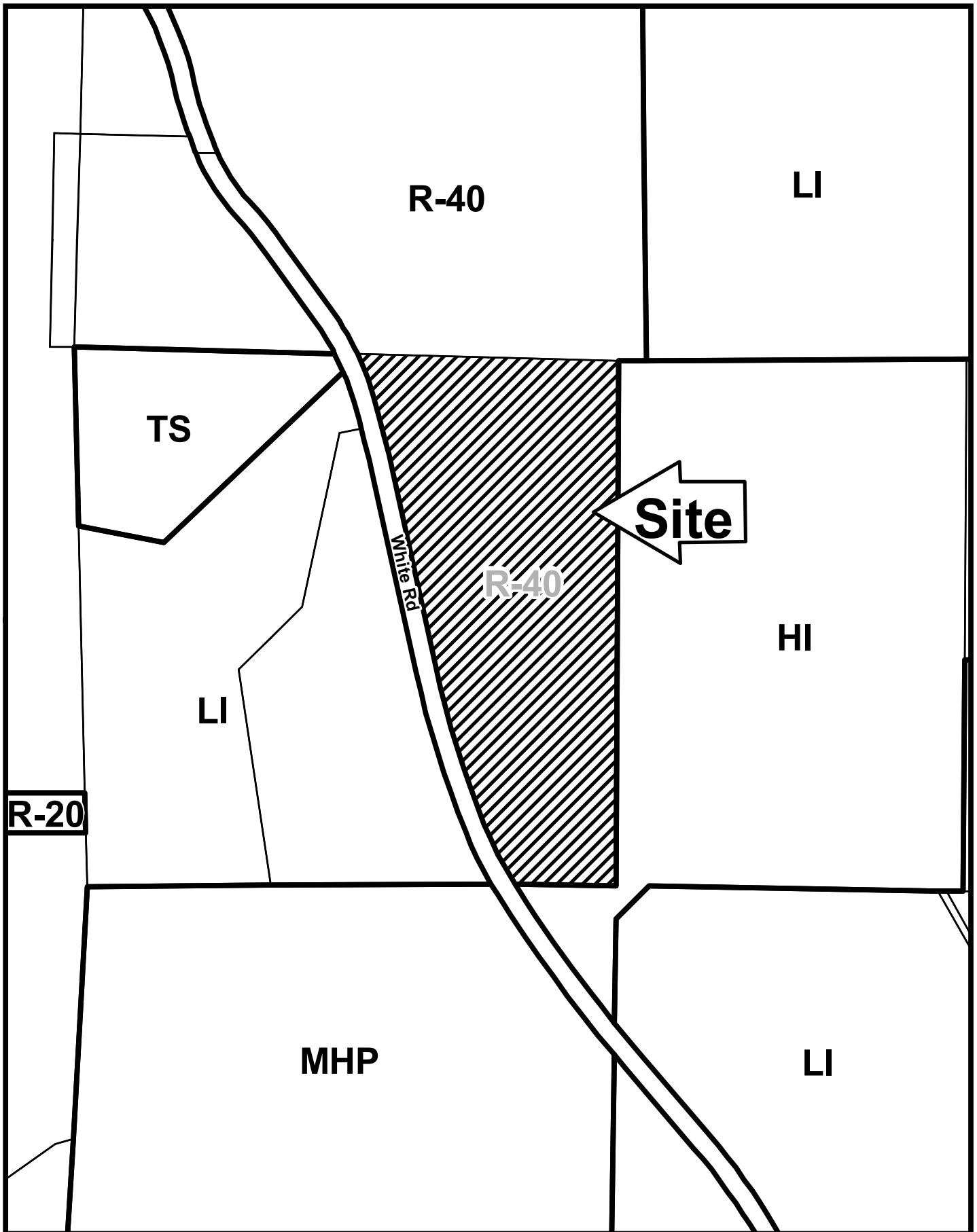
PARCEL(S): 2

TAXES: PAID X DUE

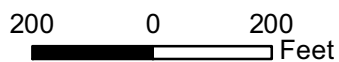
COMMISSION DISTRICT: 4



Z-22



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



City Boundary
Zoning Boundary

APPLICANT: Daniel L. Wood

PETITION NO.: Z-22

PRESENT ZONING: R-40

PETITION FOR: HI

PLANNING COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

Land Use Plan Recommendation: Industrial Compatible

Proposed Number of Buildings: 2 Total Square Footage of Development: 9,300

F.A.R.: 0.01 Square Footage/Acre: 633

Parking Spaces Required: 43 Parking Spaces Provided: 43

The applicant is requesting a rezoning to HI for the purpose of developing a heavy equipment storage yard and maintenance shop. The buildings will be metal, one-story in height with brick fronts. The anticipated hours of operation are going to be Monday through Friday, from 7:00 a.m. to 5:00 p.m., and 7:00 a.m. to 2:00 p.m. on Saturday.

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: No comment.

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 Daniel L Wood

PETITION NO. Z-022

PRESENT ZONING R-40

PETITION FOR HI

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) 8" CI / W side White 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: 2500' SE / Phillips Dr

Estimated Waste Generation (in G.P.D.): **A D F** <1000 **Peak** <2500

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 responsibility of the Developer.

Additional Comments:

Sewer extension/connection required. If adjacent property (Z-99-07) develops timely, sewer will be closer.

Sewer extension by developer required through property to upper property line

Notes FYI: *Rough terrain makes sewer design meeting development standards difficult*

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: Daniel L. Wood

PETITION NO.: Z-22

PRESENT ZONING: R-20

PETITION FOR: HI

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Unnamed Trib to Chattahoochee River 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: within or adjacent to stream channel at northeast corner of site (to be undisturbed).

- 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 system.

APPLICANT: Daniel L. Wood

PETITION NO.: Z-22

PRESENT ZONING: R-20

PETITION FOR: HI

DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include future 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 - **must be addressed at Plan Review**
- 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 proposed site plan locates the two commercial developments on the steepest portions of the site. Average existing slopes for the Parcel 1 development are over 20% and for Parcel 2 approximately 40%. This will require significant cut & fill grading operations. The applicant should consider revising the layout to reduce the grading required on the steeper slopes – possibly co-locating the two developments near the property division line at the top of the knoll. A shared entrance drive at this location would also eliminate possible site distance issues.
2. Although not shown on the site exhibit provided, stormwater management will be required. It is recommended that the stormwater management facilities be designed to accommodate anticipated future onsite development as well.

APPLICANT: Daniel L. Wood

PETITION NO.: Z-22

PRESENT ZONING: R-40

PETITION FOR: HI

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
White Road	800	Minor Collector	35 mph	Cobb County	60'

Based on 2005 traffic counting data taken by Cobb County DOT.

COMMENTS AND OBSERVATIONS

White Road is classified as a Minor Collector and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

As necessitated by this development for egress from White Road, a deceleration lane and left turn lane will be required for each access.

Give fee in lieu of installing sidewalk, curb and gutter based on \$15 per linear foot.

RECOMMENDATIONS

Recommend a deceleration lane and left turn lane at each access point.

Recommend fee in lieu of sidewalk, curb and gutter at a cost of \$15 per linear foot.

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

STAFF RECOMMENDATIONS

Z-22 DANIEL L. WOOD

- 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. Virtually all the property south of Interstate 20 is anticipated for some type of industrial use. A Preponderance of adjacent and nearby properties are zoned LI and HI.
- 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 similar to other industrial uses in the area. The proposed development will not adversely affect any of the properties in the area, since this area has been planned for industrial uses since the early 1970's.
- 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 not in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within an Industrial Compatible Land Use Category. HI is normally found in the Industrial Land Use Category. However, there is a lot of HI zoned property in the area, and the character of the area is industrial in nature.
- 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 approving the applicant's rezoning proposal. The applicant's proposal is consistent with the character of the area, which contains many industrial uses. The general area has been shown for industrial uses since the early 1970's on the *Future Land Use Map*. Other industrial uses in the area consist of business parks, office/distribution, manufacturing facilities, crane storage yards, and junk yards.

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

- Site plan Received by the Zoning Division March 6, 2008, 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;
- 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.