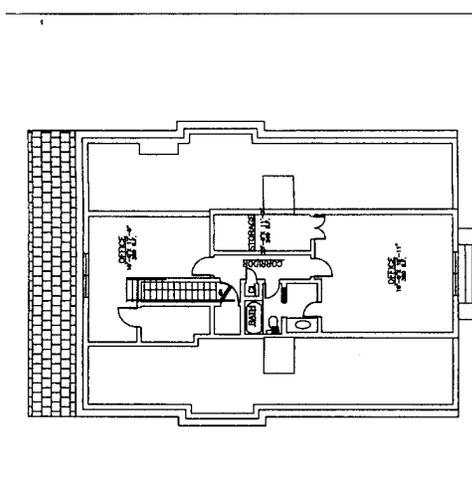
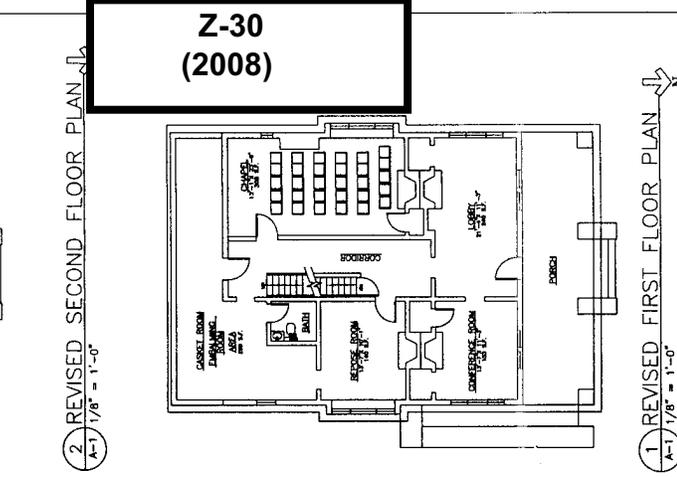


BUILDING SQUARE FOOTAGE

EXISTING ZONE = R-15	SINGLE FAMILY RESIDENTIAL DISTRICT
ADDITION TO BASEMENT FLOOR LEVEL = 492 SQ. FT.	
EXISTING SECOND FLOOR LEVEL = 932 SQ. FT.	
ADDITION TO SECOND FLOOR LEVEL = 0 SQ. FT.	
OFF-STREET PARKING = 20	
ACTUAL LOT COVERAGE = (15,899 SQ. FT.) .50%	
EXISTING FIRST FLOOR LEVEL = 1560 SQ. FT.	
ADDITION TO FIRST FLOOR LEVEL = 492 SQ. FT.	
EXISTING & ADDITION TO FIRST FLOOR LEVEL = 2052 SQ. FT.	



Z-30 (2008)
 2 REVISED SECOND FLOOR PLAN
 A-1 1/8" = 1'-0"



1 REVISED FIRST FLOOR PLAN
 A-1 1/8" = 1'-0"

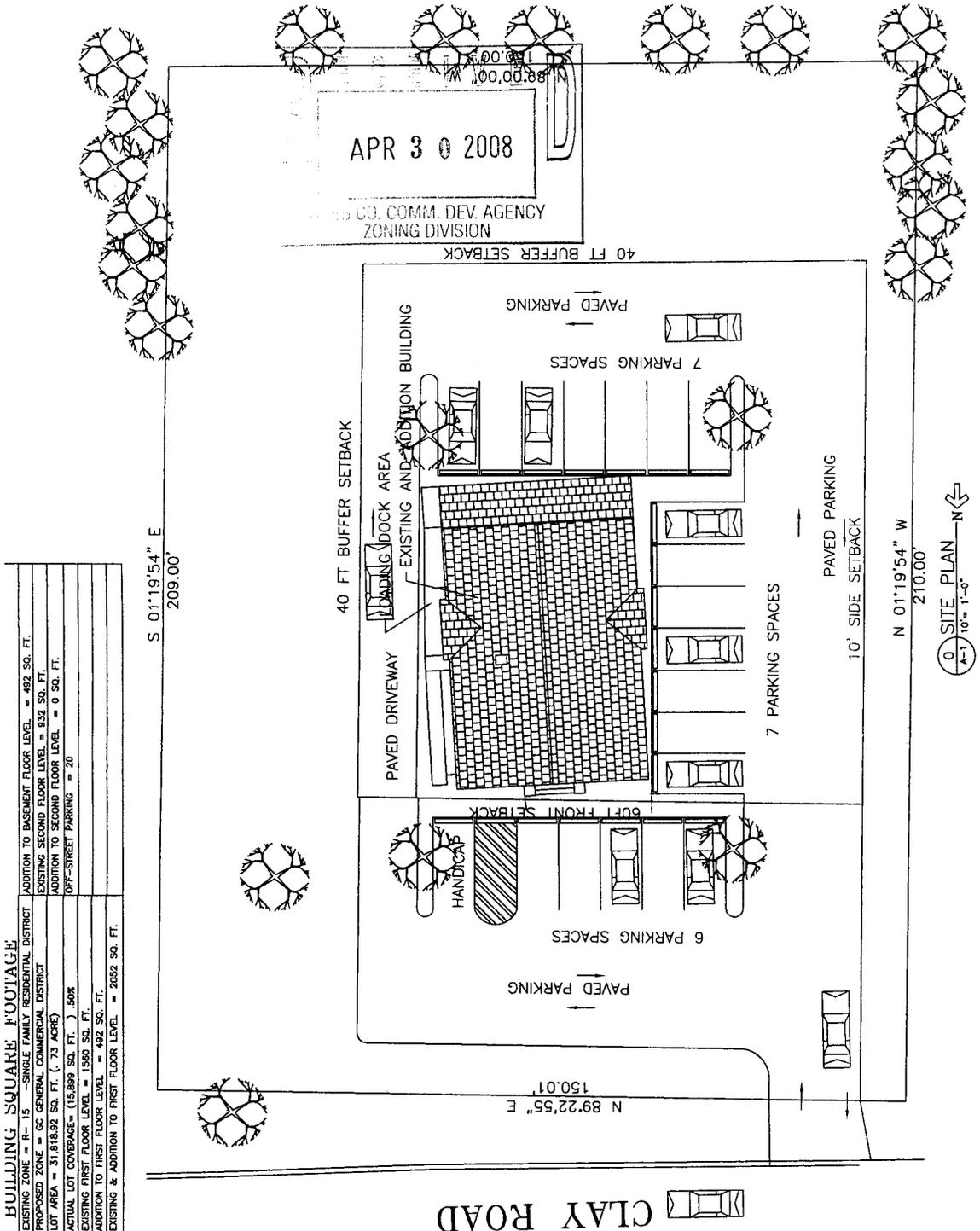
A NEW ASSEMBLY OCCUPANCY FACILITY
GREENER PASTURES FUNERAL HOME
 1891 CLAY ROAD
 MABELTON, COBB COUNTY, GEORGIA 30126
 MR. DEWAYNE GREEN, OWNER



E. F. BRATHWAITE AND COMPANY, ARCHITECTS
 A. I. A., NOMA
 5135 GOBBY PLACE
 Suite 100
 College Park, Ga. 30349
 404/767-2726
 404/559-8213 FAX
 EFBRATH@Aol.Com



DATE:	15 APRIL 2008
DESIGNED BY:	EFB
DRAWN BY:	TFD
CHECKED BY:	EFB



0 SITE PLAN
 A-1 10" = 1'-0"

SURVEY WAS TAKEN FROM CARL A. COCHRAN SURVEYORS, DATED 8/2/92

REVISIONS	DATE	BY
01		
02		

NO	NOTE

APPLICANT: Dwayne Green

404-358-2045

REPRESENTATIVE: Dwayne Green

404-358-2045

TITLEHOLDER: Ronald M. Wilbanks

PROPERTY LOCATION: Located on the south side of Clay Road,
east of Austell Road.

ACCESS TO PROPERTY: Clay Road

PHYSICAL CHARACTERISTICS TO SITE: Existing house

PETITION NO: Z-30

HEARING DATE (PC): 07-01-08

HEARING DATE (BOC): 07-15-08

PRESENT ZONING: NRC with
Stipulations

PROPOSED ZONING: NRC

PROPOSED USE: Funeral Home

SIZE OF TRACT: .72 acre

DISTRICT: 19

LAND LOT(S): 1154

PARCEL(S): 54

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/ South Cobb High School

SOUTH: R-20/ Russell subdivision

EAST: R-20/ Single-family house

WEST: O&I/ Daycare

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

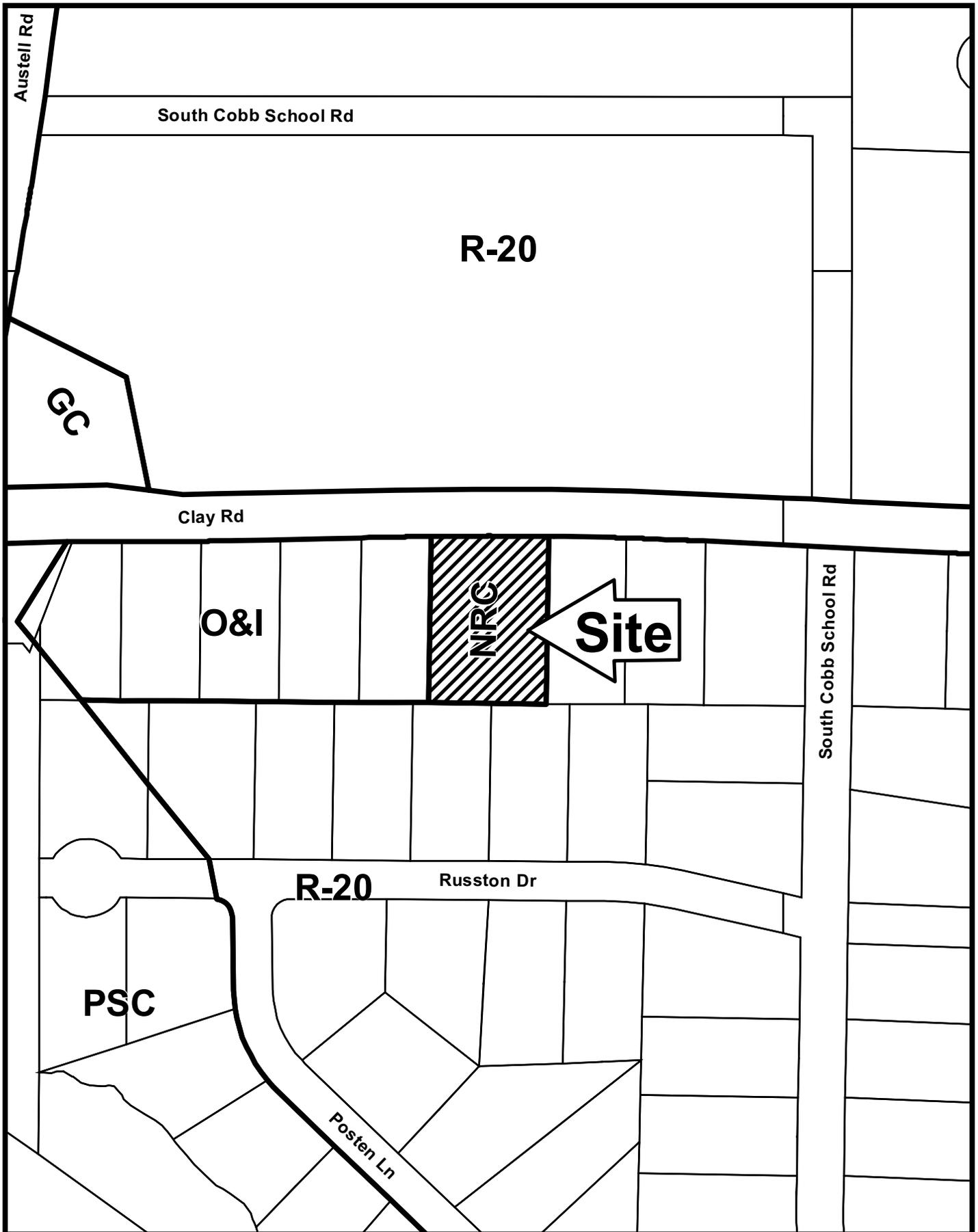
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



Z-30



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



 City Boundary
 Zoning Boundary

APPLICANT: Dwayne Green

PETITION NO.: Z-30

PRESENT ZONING: NRC with Stipulations

PETITION FOR: NRC

PLANNING COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

Land Use Plan Recommendation: Community Activity Center

Proposed Number of Buildings: 1(existing) **Total Square Footage of Development:** 3,000

F.A.R.: 0.01 **Square Footage/Acre:** 4,167

Parking Spaces Required: 17 **Parking Spaces Provided:** 20

The applicant is requesting rezoning to allow a small funeral home to operate from this building. The current zoning stipulations limit the use of the property to a florist only. The applicant will have two employees, and the funeral home will be open from 9:00 a.m. to 10:00 p.m. The applicant will renovate the interior, and add required parking spaces to the exterior.

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 Hydrant

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

APPLICANT Dwayne Green

PETITION NO. Z-030

PRESENT ZONING NRC w/stips

PETITION FOR NRC

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) 6" AC / N side Clay Rd

Additional Comments: Records show address is currently connected

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: In road

Estimated Waste Generation (in G.P.D.): **A D F** 350 **Peak** 875

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:

Records show address is currently connected

Notes FYI:

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: Dwayne Green

PETITION NO.: Z-30

PRESENT ZONING: NRC

PETITION FOR: NRC w/ stips

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Buttermilk 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 drainage system.

APPLICANT: Dwayne Green

PETITION NO.: Z-30

PRESENT ZONING: NRC

PETITION FOR: NRC w/ stips

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 - 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/SUGGESTIONS

1. The majority of this site drains to the rear (south) through several adjacent existing residential lots. This area is extremely flat with no well-defined flow path to receive any concentrated site discharge. The site must be designed such that no increase in runoff peak flow OR volume is generated to the rear of the property. This will require the majority of site runoff to be directed to the existing storm drain system in the Clay Road R/W. No concentrated discharge point can be created at the rear of the site. Any site discharge to the rear must be distributed across the site boundary as it is currently conveyed.
2. No provision for stormwater management has been identified on the site plan. Since the proposed parking lot expansion exceeds the exemption threshold, stormwater detention and water quality treatment must be provided.

APPLICANT: Dwayne Green

PETITION NO.: Z-30

PRESENT ZONING: NRC w/stipulations

PETITION FOR: NRC

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
Clay Road	11200	Arterial	45 mph	Cobb County	100'

Based on 2007 traffic counting data taken by Cobb County DOT.

COMMENTS AND OBSERVATIONS

Clay Road is classified as an Arterial and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

Shared driveway access should remain with adjacent property to the west.

The eastern driveway should be an exit only.

Install sidewalk, curb and gutter along the road frontage when site is redeveloped.

RECOMMENDATIONS

Recommend shared driveway access be maintained with adjacent property to the west.

Recommend using the eastern driveway as an exit only.

Recommend installing sidewalk, curb and gutter along the road frontage when site is redeveloped.

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

STAFF RECOMMENDATIONS

Z-30 DWAYNE GREEN

- 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 applicant's property is located in an area that contains a variety of uses, such as single-family houses, a school, office uses, and commercial uses.
- 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, due to its size will be a low intensity use; the main parlor only has 30 seats. Additionally, the property is already zoned commercially.
- 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 Community 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 approving the applicant's rezoning proposal. The applicant's proposal is in accordance with the *Cobb County Comprehensive Plan*. The area contains a mixture of land uses, and the property is within close proximity to the more intense commercial uses along Austell Road. The applicant's property is already zoned commercially and the applicant proposes to use the existing building with minor renovations. The applicant's proposal would be low intensity, with very limited space, which would cater to smaller funerals.

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

- Site plan received by the Zoning Division April 30, 2008, with the District Commissioner approving minor modifications;
- 20-foot buffer be fully planted subject to the County Arborists approval;
- Fire Department comments;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations; and
- DOT comments and recommendations.

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.