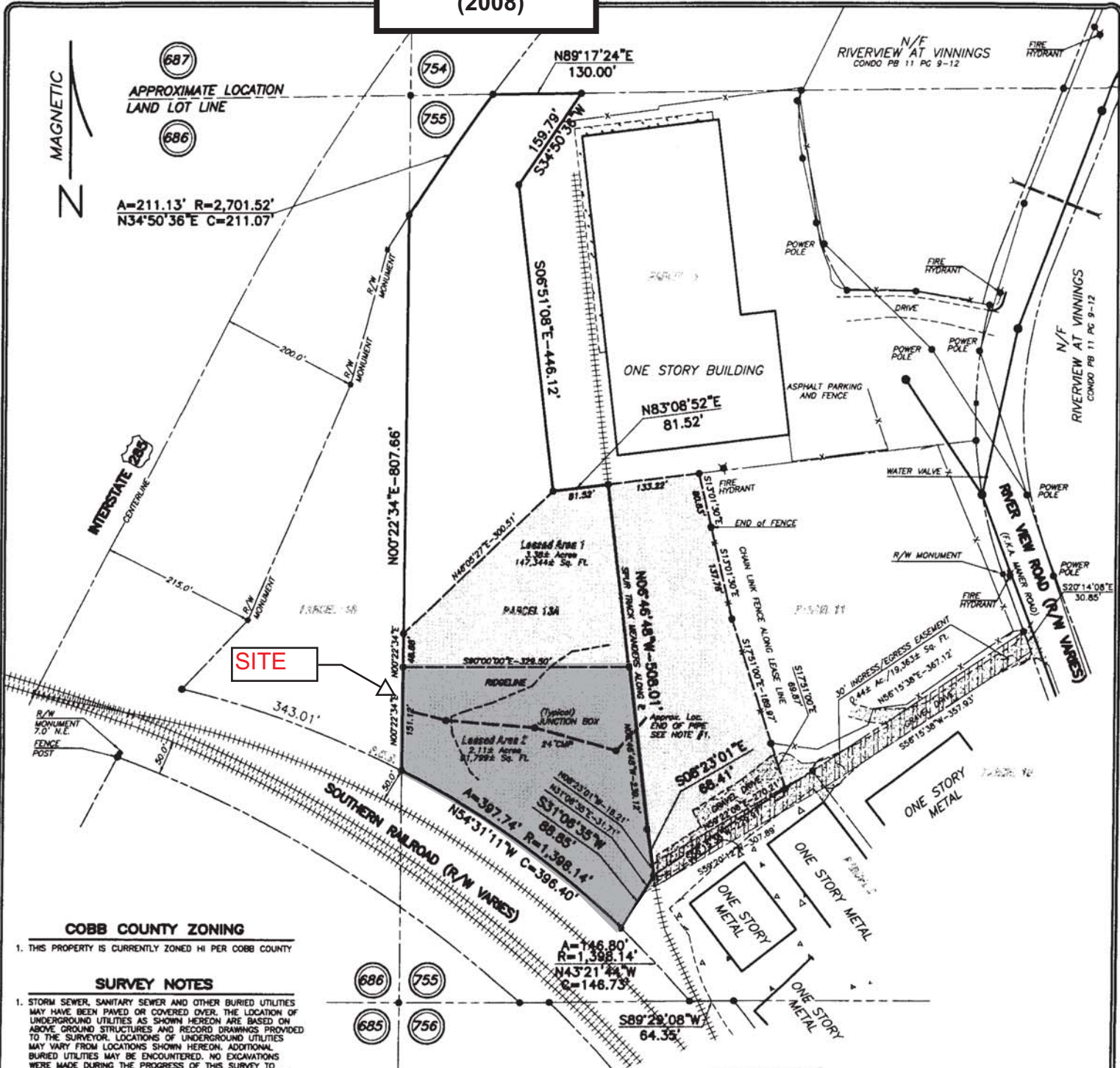


**SLUP-19
(2008)**



SITE

COBB COUNTY ZONING

1. THIS PROPERTY IS CURRENTLY ZONED HI PER COBB COUNTY

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN, THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

TELEPHONE: AT&T
ELECTRIC: GEORGIA POWER COMPANY
WATER AND SEWER: CITY OF ATLANTA
GAS: ATLANTA GAS LIGHT COMPANY

CALL THREE WORKING DAYS BEFORE YOU DIG
UTILITIES PROTECTION CENTER:
IN METRO ATLANTA 770-823-4344
THROUGHOUT GEORGIA 1-800-282-7411

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET. LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED BY USING A TOPCON TOTAL STATION.
BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.

5. THIS PLAT NOT INTENDED FOR RECORDING.

LEGEND

R	PROPERTY LINE
R/W	RIGHT-OF-WAY
CL	CENTERLINE
BC	BACK OF CURB
G	GUTTER
EP	EDGE OF PAVING
TW	TOP OF WALL
BW	BOTTOM OF WALL
F	FENCE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
PP	POWER POLE
LP	LIGHT POLE
GW	GUY WIRE
P	POWER LINE
PM	POWER METER
PB	POWER BOX
A/C	AIR CONDITION
TB	TELEPHONE BOX
GM	GAS METER
GV	GAS VALVE
GLM	GAS LINE MARKER
WM	WATER METER
WV	WATER VALVE
FW	FIRE HYDRANT
MW	MONITORING WELL
HW	HEADWALL
JB	JUNCTION BOX
DI	DROP INLET
S	SANITARY SEWER LINE
SSM	SANITARY SEWER MANHOLE
CD	CLEAN OUT

RECEIVED
AUG - 7 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



100' 50' 0' 100' 200'
SCALE IN FEET

TOTAL AREA= 6.247± ACRES
OR 272,112± SQ. FT.

**RIVER VIEW ROAD
SMYRNA, GEORGIA**

SPECIAL LAND USE PLAT FOR
ATLANTA HARDWOOD CORPORATION

PARCEL 13A

LAND LOT 755
DISTRICT 17TH. SECTION 2ND.
COUNTY COBB
GEORGIA

PLAT PREPARED: 7-22-08
FIELD: 4-25-05 SCALE: 1"=100'

KASSIS

McLUNG
SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383

This property (is not) located in a Federal Flood Area as indicated by F.I.R.M. Official Flood Hazard Maps.

In my opinion this plat is a correct representation of the land platted.



Michael R. Noles
Georgia RLS #2846
Member SAMSOG

No.	Revision	Date

APPLICANT: Green Forest Recycling, LLC
404-214-4708

REPRESENTATIVE: Sams, Larkin & Huff, LLP
Garvis L. Sams, Jr. 770-422-7016

TITLEHOLDER: Louise G. Howard Family Investments, LLP

PROPERTY LOCATION: Located on the west side of River View Road, southwesterly of South Cobb Drive.

ACCESS TO PROPERTY: River View Road

PHYSICAL CHARACTERISTICS TO SITE: Vacant lot

PETITION NO: SLUP-19

HEARING DATE (PC): 10-07-08

HEARING DATE (BOC): 10-21-08

PRESENT ZONING: HI

PROPOSED ZONING: Special Land Use Permit

PROPOSED USE: Chipping, Grinding And Reduction Of Trees And Logs

SIZE OF TRACT: 2.11 acres

DISTRICT: 17

LAND LOT(S): 755

PARCEL(S): 7

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** HI/ Atlanta Hardwood Corporation
- SOUTH:** HI/ Pace Academy Athletics (under construction)
- EAST:** HI/ Atlanta Hardwood Corporation
- WEST:** HI/ wooded

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

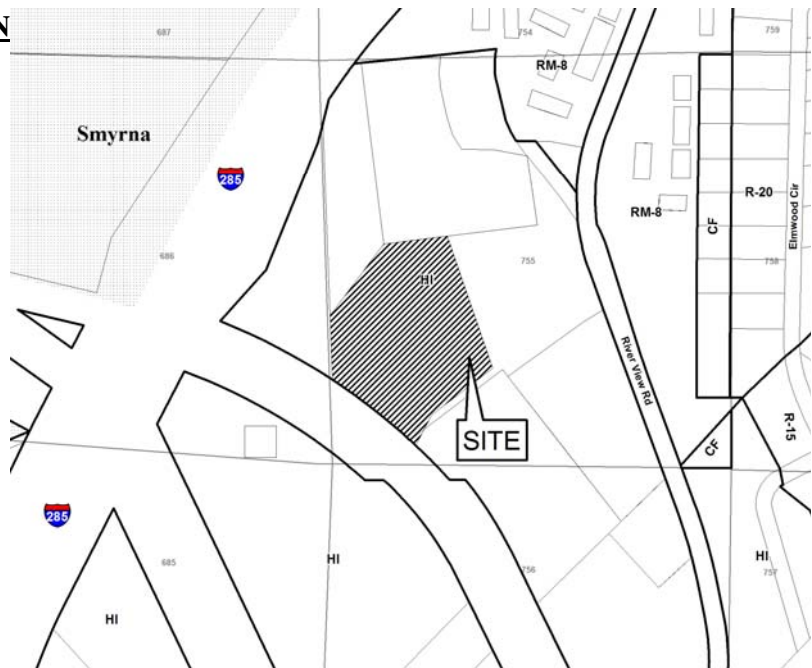
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

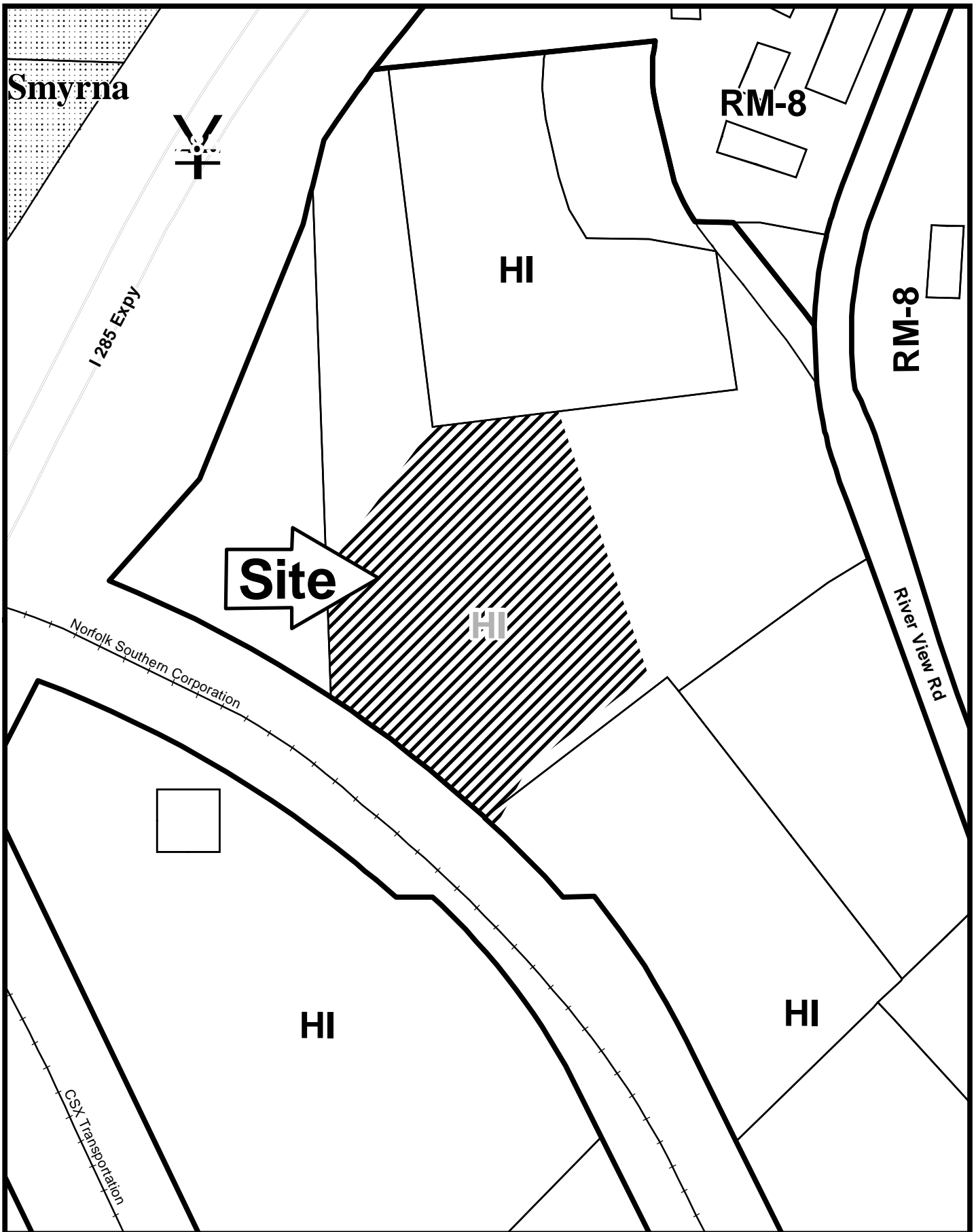
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

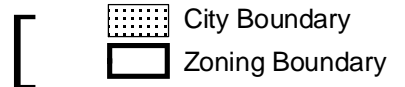
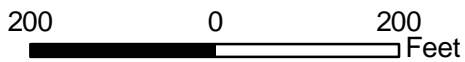
STIPULATIONS:



SLUP-19



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



APPLICANT: Green Forest Recycling, LLC

PETITION NO.: SLUP-19

PRESENT ZONING: HI

PETITION FOR: SLUP

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

The applicant is requesting a Special Land Use Permit to chip, grind and reduce trees and logs on this property. The applicant also owns Atlanta Hardwood Corporation, which owns the property on three sides of this 2.11 acre tract. The applicant would store logs and pulpwood on this property until they are picked up by sawmills. Any timber that cant be sold to the sawmills would be chipped and ground into wood chips, which are used as fuel in Atlanta Hardwood Corporation’s wood-fired boiler.

Note: Atlanta Hardwood Corporation was approved to use a wood-fired boiler from SLUP-15 (August 2001) in compliance with EPD and EPA standards.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Water and sewer not available to 2.11 acre tract.

DEPARTMENT OF TRANSPORATION COMMENTS:

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

FIRE DEPARTMENT 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: Green Forest Recycling, LLC

PETITION NO.: SLUP-19

PRESENT ZONING: HI

PETITION FOR: SLUP

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: _____

- 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: Green Forest Recycling, LLC

PETITION NO.: SLUP-19

PRESENT ZONING: HI

PETITION FOR: SLUP

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.

ADDITIONAL COMMENTS

1. No improvements are proposed for the site. However, it is recommended that Silt Savers (or similar storm inlet protection BMPs) be provided for any existing drop inlets located on the site. It is also recommended that a mulch berm be established along the western perimeter of the property to provide for any potential erosion that may occur on the site.

STAFF RECOMMENDATIONS

SLUP-19 GREEN FOREST RECYCLING, LLC

The applicant's property has been zoned Heavy Industrial since before 1970, without any rezoning conditions or stipulations. The applicant's property is located on Riverview Road, which contains a large amount of Heavy Industrial uses. The applicant's property has been designated as Industrial on the *Cobb County Comprehensive Plan* since the plan was adopted. The Heavy Industrial Zoning district, and the Industrial Future Land Use Category provides for the most intensive land uses in Cobb County. These are uses that may contain large-scale outdoor storage, uses that may be noisy, uses that may cause vibrations, uses that may operate constantly, uses that may generate heavy truck traffic, uses that may emit odors and/or emissions and uses that may require federal and/or state permits. Industrial uses on adjacent and nearby properties include a warehouses, heavy contractors, trucking companies, distributors, and junk yards. The applicant's proposal is located within close proximity to major, regional transportation corridors such as Interstate 285, Veterans Memorial Parkway and South Cobb Drive. The applicant currently operates an intensive wood products business on the property, which has been here for a very long time. The applicant's business would not change drastically from the current use of the property, and the location of the proposal is tucked away behind existing buildings in a wooded area next to Interstate 285. Additionally, recycling the unwanted timber into fuel would be a better alternative than putting the wood into a landfill. Based on the above analysis, Staff recommends APPROVAL subject to the following:

- Site plan received by the Zoning Division on August 7, 2008;
- 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.