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**Z-3  
 (6002)**

**PROPOSED B  
 FOR SHARDA  
 660 PIEDMONT RO  
 MARIETTA, GEOR**

**SHEET TITLE  
 SITE  
 DEVELOPMENT  
 PLAN**

**DATE  
 20 OCT 08  
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 081004  
 SHEET**

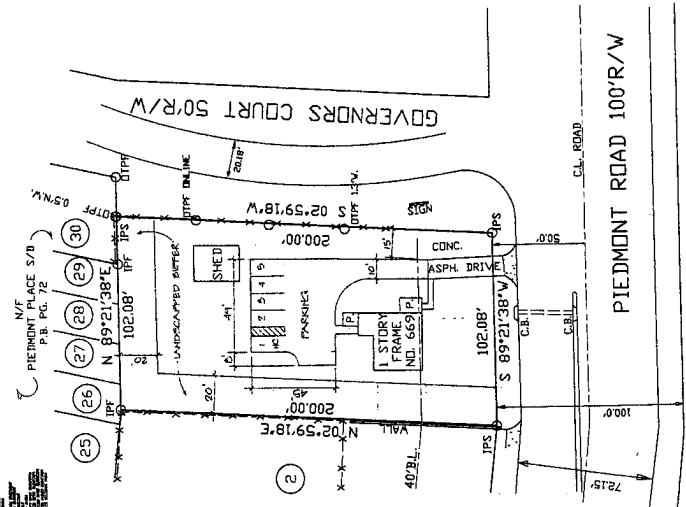
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AREA = 20.374 SD.FT. / 0.4678 ACRE

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**BUILDING SUMMARY**

EXISTING BUILDING AREA	.....876 SQ. FT.
HANDICAPPED PARKING	.....1 SPACE
TOTAL PARKING	.....6 SPACES

**NOTE:**  
 EXISTING SITE INFORMATION WAS TAKEN FROM  
 A SURVEY FOR PARKER TANNOD BY  
 GEORGE W. HARRIS & COMPANY, INC.  
 DATED DECEMBER 28, 2007  
 REVISED JULY 11, 2008

**PROPOSED SITE DEVELOPMENT**  
 SCALE: 1" = 30'

**RECEIVED**

DEC 1 2008

COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

**APPLICANT:** Sharda Tankoo  
678-665-0836

**REPRESENTATIVE:** Dennis Holcombe  
404-257-3317

**TITLEHOLDER:** Sharda Tankoo

**PROPERTY LOCATION:** Located at the northwest intersection of  
Piedmont Road and Governors Court.

**ACCESS TO PROPERTY:** Piedmont Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing house

**PETITION NO:** Z-3

**HEARING DATE (PC):** 02-03-09

**HEARING DATE (BOC):** 02-17-09

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** LRC

**PROPOSED USE:** Bridal Shop

**SIZE OF TRACT:** 0.4678 acre

**DISTRICT:** 16

**LAND LOT(S):** 566

**PARCEL(S):** 5

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** FST-10/ Piedmont Place townhomes
- SOUTH:** R-20, CRC/ Wooded lot, Public Storage
- EAST:** LRO/ Piedmont Dental Care
- WEST:** R-20/ Single-family house

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

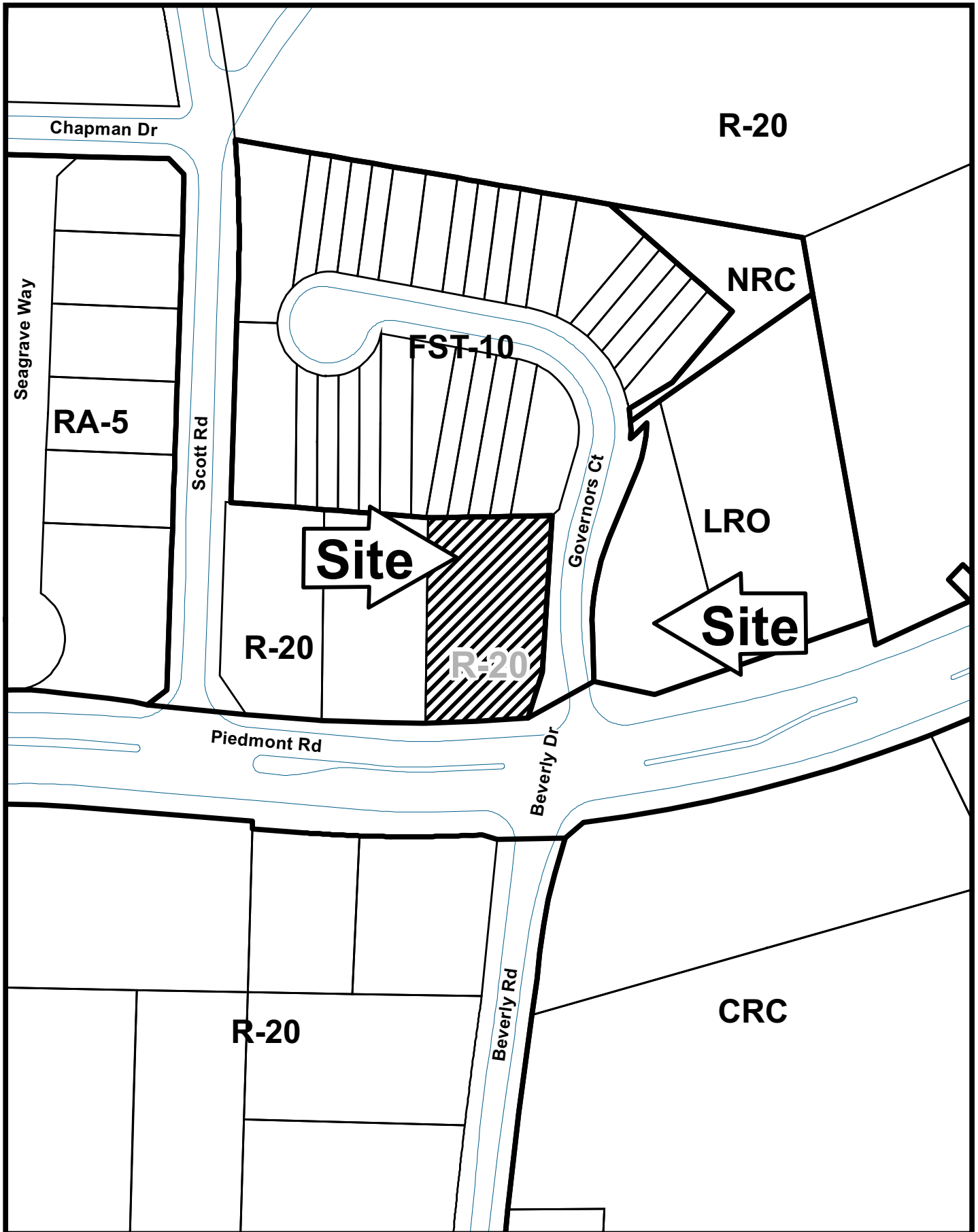
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

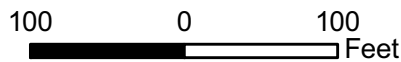
**STIPULATIONS:**





# Z-3



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



 City Boundary  
 Zoning Boundary

APPLICANT: Sharda Tankoo

PETITION NO.: Z-3

PRESENT ZONING: R-20

PETITION FOR: LRC

\*\*\*\*\*

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

**Land Use Plan Recommendation:** Medium Density Residential

**Existing Number of Buildings:** 1 **Total Square Footage of Development:** 876

**F.A.R.:** 0.04 **Square Footage/Acre:** 1,872

**Parking Spaces Required:** 5 **Parking Spaces Provided:** 5

The applicant is requesting rezoning to LRC to operate a bridal shop from this house. The bridal shop will specialize in custom made linens, which are manufactured offsite. The business will operate “by appointment only”, and will be open Monday through Saturday, from 9:00 am to 5:00 pm. The existing house will be used, and the shed in the rear will be removed. The applicant anticipates having two employees. The applicant has submitted an Impact Analysis, which is attached as Exhibit “A”.

**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.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupiable floor level. Aerial fire apparatus roads shall be a minimum width of 24 feet face of curb to face of curb maximum of 40 feet from the structure and be positioned parallel to the long side of the building for its entire length. No overhead utility and power lines shall be located within the aerial apparatus access.

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

Commercial: Cul-de-sac without an island to have a 60 foot paved radius or Hammerhead turnaround – 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.

Submit application to obtain certificate of occupancy to the Cobb County Fire Marshal’s Office.

APPLICANT Sharda Tankoo

PETITION NO. Z-003

PRESENT ZONING R-20

PETITION FOR LRC

\*\*\*\*\*

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" DI / W side Governor Ct

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: 260' E / N side Piedmont Rd

Estimated Waste Generation (in G.P.D.): **A D F** 50 **Peak** 125

Treatment Plant:

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:

Health Dept approval required for proposed limited retail use in existing structure (house) with no expansion and septic system field lines not paved over

Notes FYI: *GPD based on two employees*

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: **Sharda Tankoo**

PETITION NO.: **Z-3**

PRESENT ZONING: **R-20**

PETITION FOR: **LRC**

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**DRAINAGE COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: **Little Noonday 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 \_\_\_\_\_.

**APPLICANT: Sharda Tankoo**

**PETITION NO.: Z-3**

**PRESENT ZONING: R-20**

**PETITION FOR: LRC**

\*\*\*\*\*

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 already has a substantial gravel pad to the side and rear of the structure. Less than 5000 sf of impervious area will be added to the site, so no detention pond will be required. However, to provide for water quality and to limit any potential impact to the adjacent residents to the rear, a bioretention swale should be provided at the rear edge of the proposed parking pad.
2. The existing shed and any excess gravel pad are to be removed.

**APPLICANT: Sharda Tankoo**

**PETITION NO.: Z-3**

**PRESENT ZONING: R-20**

**PETITION FOR: LRC**

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**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
Piedmont Road	21500	Arterial	45 mph	Cobb County	100'
Governors Court	N/A	Local	25 mph	Cobb County	50'

*Based on 2008 traffic counting data taken by Cobb County DOT.*

**COMMENTS AND OBSERVATIONS**

Piedmont 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.

Governors Court is classified as a local road and according to the available information; the existing right-of-way does meet the minimum requirements for this classification.

Proposed driveway shall be built to Cobb County commercial standards.

Install sidewalk along the road frontages.

**RECOMMENDATIONS**

Recommend building the proposed driveway to comply with Cobb County commercial standards.

Recommend installing sidewalk along the road frontages.

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



## STAFF RECOMMENDATIONS

### Z-3            SHARDA TANKOO

- A.    It is Staff's opinion that the applicant's rezoning proposal will not permit a use that is suitable in view of the use and development of adjacent and nearby properties. This property has residentially zoned property on three sides, and is outside the established commercial node. The area west of Governors Court to Bells Ferry Road is all residential in nature.
  
- B.    It is Staff's opinion that the applicant's rezoning proposal will have an adverse affect on the usability of adjacent or nearby property. Approval of the request would encourage other properties to apply for rezoning that are not consistent with the Land Use Plan or area.
  
- 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 a Medium Density Residential Land Use Category.
  
- 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 denying the applicant's rezoning proposal. The applicant's proposal is not in accordance with the *Cobb County Comprehensive Plan*. The applicant's proposal is located outside of the commercial node, and is mostly surrounded by residentially zoned property. The character of the area west of Governors Court is residential. Approval of the request would encourage other rezonings that are not compatible with the other residential properties.

Based on the above analysis, Staff recommends DENIAL.

**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.**

**Cobb Rezoning Application**

**9a Subject property is close to the intersection of Piedmont Rd and Canton Highway. Both streets are major arterials suitable for commercial uses. Piedmont Rd is a 4 lane median divided street.( see attachments)**

**9bThe surrounding properties consist mainly of commercial uses. The property adjacent to the west is a rental residential property. (see attachments)**

**9c The use of the subject site would be a higher and better use as a commercial property as opposed to a rental residence. The appraised value for a commercial site would generate higher taxes for Cobb County.**

**9dThere would be a minimal effect on the use of the existing streets or transportation facilities. The total number of the people using the facility would be less than 12 people per day driving no more than four vehicles There is no need for additional power or a higher utilization of water. There would be no impact on schools.**

**9e Limited retail commercial (LRC) is a specialized low intensity shopping facility is defined under the Cobb County Comprehensive Plan One of the uses defined in Sec 134-214 is a bridal shop.**

**9fNo other factors other than those enumerated above.**

