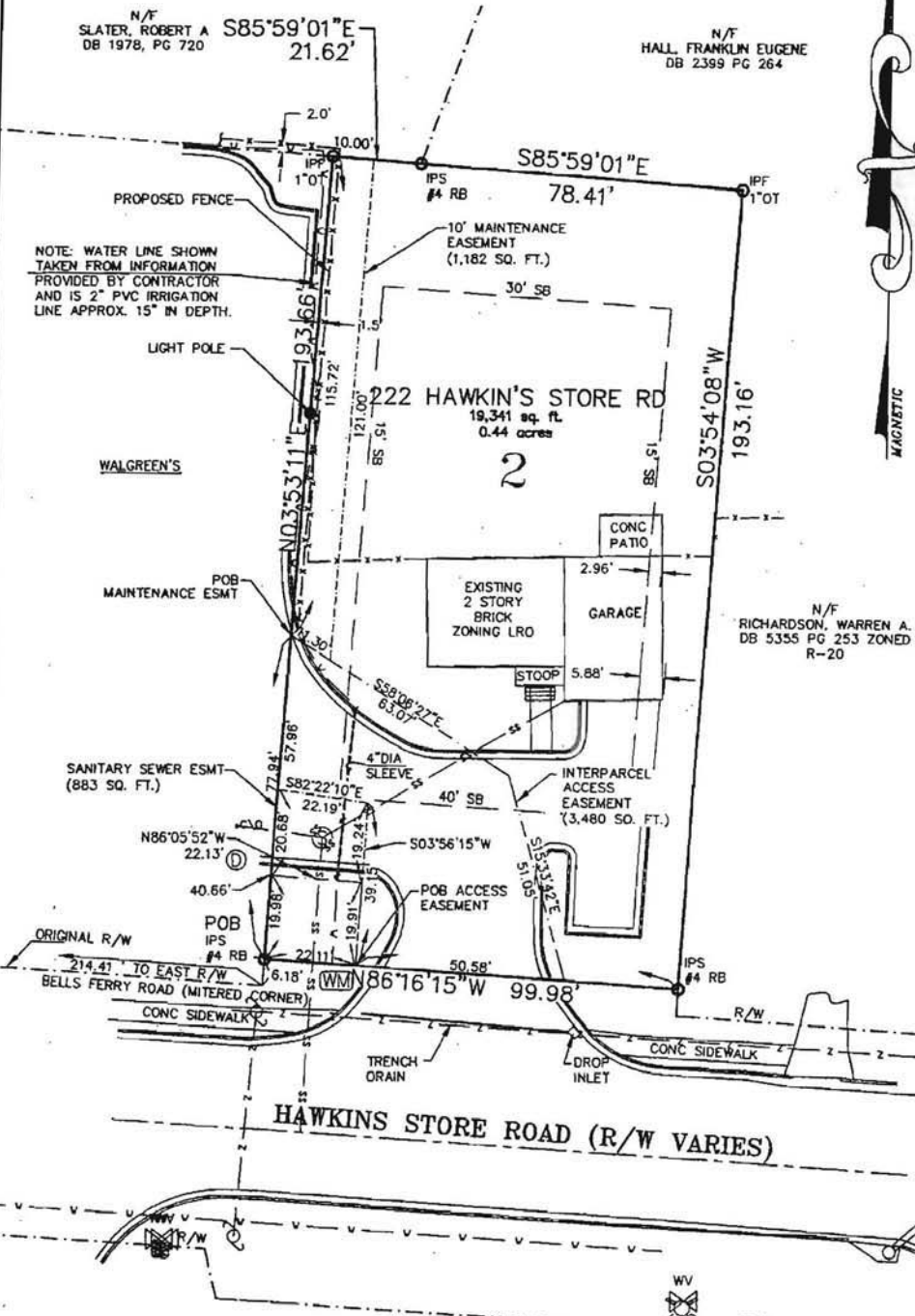


LEGEND:

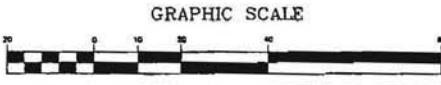
IPS	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
OT	OPEN TOP PIN	OHU	OVERHEAD UTILITY LINE(S)
CT	CROW TOP PIN	MHT	MAIN HOLE TELEPHONE
CB	CROW TOP PIN	CB	CATCH BASIN
CL	CENTERLINE	JB	JUNCTION BOX
R/W	RIGHT-OF-WAY	DL	DRIVE INLET
L	LAND LOT	LL	LAND LOT LINE
LC	LINE CURVE	HW	HEAD WALL
CONC	CONCRETE	CMF	CORRUGATED METAL PIPE
C	CURVE	RCF	REINFORCED CONCRETE PIPE
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
GP	GAS VALVE	FH	FIRE HYDRANT
GM	GAS METER	DE	DRAINAGE EASEMENT
LP	LAMP POLE	WM	WATER VALVE
N&C	NAIL & CAP	WM	WATER METER
FC	FENCE CORNER	CS	SANITARY SEWER CLEANOUT
	FENCE	POB	POINT OF BEGINNING
		POC	POINT OF COMMENCEMENT
		PI	POINT OF INTERSECTION

GENERAL NOTES:

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 - (2) REFERENCED SHILOH HILLS S/D, PLATBOOK 52 PAGE 183
 - (3) REFERENCED SHILOH HILLS S/D, PLATBOOK 27 PAGE 139
 - (4) REFERENCED STATE DOT PLANS PROJ #STP-902(3) DATED 9-28-93
 - (5) ALL FENCES SHOWN ARE 4' CHAIN LINK UNLESS OTHERWISE SPECIFIED



PLAT PREPARED FOR:
MAUDE DEVELOPEMENT

DATE: 05/12/04
SCALE: 1" = 20'

LAND LOT 149, 16TH DISTRICT, SECTION COBB COUNTY, GEORGIA

LOT 2, BLOCK, UNIT

SUBDIVISION: SHILOH HILLS

APPROVED: [Signature] MAP ID: 13067C0010F EFFECTIVE DATE: 8/18/92

ADDED EASEMENTS: [Blank]
IRRIGATION LINE: [Blank]

REVISION: [Blank]
BY: [Blank] DATE: [Blank]

DNR 5/12/04
TEP 5/18/04

FRONTLINE
SURVEYING & MAPPING, INC.

3595 Canton Road
Bld. A-9, Ste. 272
Marietta, GA 30066
Ph. (678) 355-9905
Fax (678) 355-9805
E-mail: frntlinesurv@mindspring.com

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 250,000 FEET. AN ANGULAR ERROR OF 2.52 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 250,000 FEET. NO HILLS, MOUNTAINS, OR ELECTRONIC TOTAL STATION ARE A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO HILLS, MOUNTAINS, OR ELECTRONIC MEASURING DEVICES OR SATELLITE SURVEYING TECHNIQUES WERE USED IN THE PREPARATION OF THIS PLAT. THIS PLAT WAS PREPARED BY THE PERSON PERFORMING OR UNDER THE CLOSE PERSONAL SUPERVISION OF ANY GRANTEE PERSON, PERSONS OR ENTITY WITHOUT EXPRESS RECOGNITION BY THE SURVEYOR HAVING SAID PERSON, PERSONS OR ENTITY. THESE DOCUMENTS, AS INSTRUMENTS OF RECORD, SHALL REMAIN THE PROPERTY OF FRONTLINE SURVEYING & MAPPING, INC. NO PART HEREOF IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT © 1999 FRONTLINE SURVEYING & MAPPING, INC. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

APPLICANT: Monica T. Madden

(404) 944-7174

REPRESENTATIVE: Monica T. Madden

(404) 944-7174

TITLEHOLDER: Joan Pletch Clayton

PROPERTY LOCATION: North side of Hawkins Store Road, east of

Bells Ferry Road

(222 Hawkins Store Road).

ACCESS TO PROPERTY: Hawkins Store Road

PHYSICAL CHARACTERISTICS TO SITE: Existing house

zoned LRO previously used for music lessons

PETITION NO: Z-24

HEARING DATE (PC): 06-05-12

HEARING DATE (BOC): 06-19-12

PRESENT ZONING: LRO

PROPOSED ZONING: NRC

PROPOSED USE: Hair Salon

SIZE OF TRACT: 0.44 acre

DISTRICT: 16

LAND LOT(S): 149

PARCEL(S): 15

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/Shiloh Hills Subdivision

SOUTH: O&I/Office Buildings

EAST: LRO/House zoned for LRO uses

WEST: NRC/Walgreens Pharmacy

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

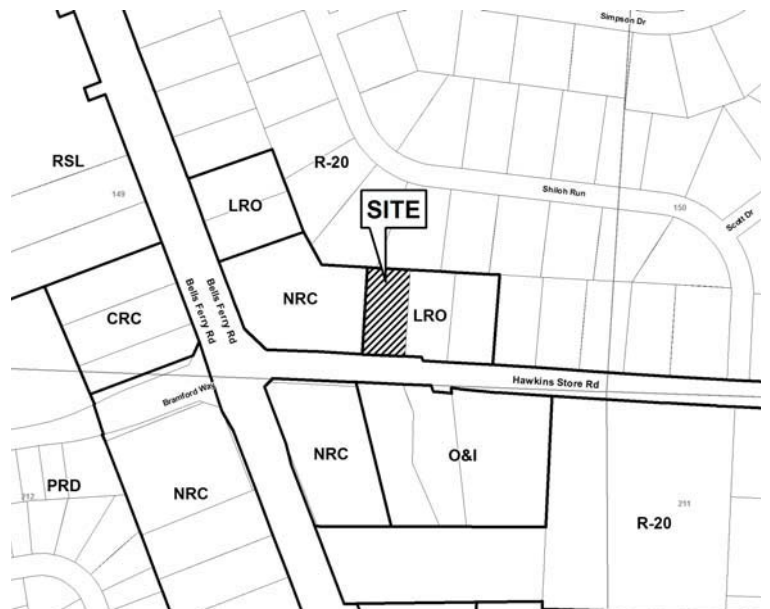
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

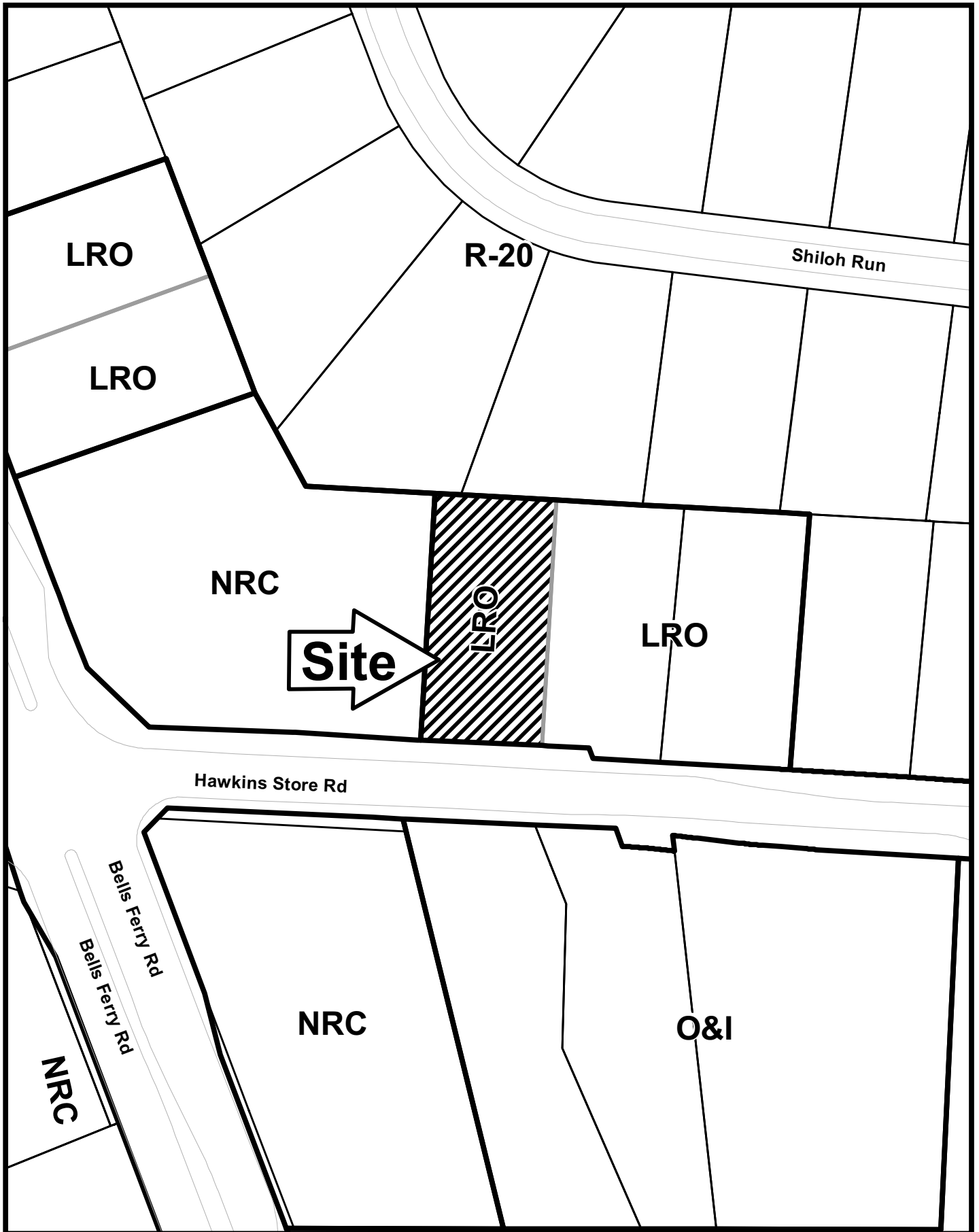
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

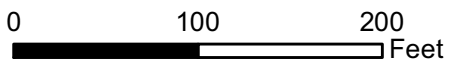
STIPULATIONS:





Z-24



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Monica T. Madden

PETITION NO.: Z-24

PRESENT ZONING: LRO

PETITION FOR: NRC

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Neighborhood Activity Center (NAC)

Proposed Number of Buildings: 1 (Existing) **Total Square Footage of Development:** 1,698

F.A.R.: 0.08 **Square Footage/Acre:** 3,859

Parking Spaces Required: 8 **Parking Spaces Provided:** 4

Applicant is requesting the Neighborhood Retail Commercial (NRC) zoning category in order to use the property as a hair salon. The applicant has been a hair stylist and/or salon operator for 17 years and would now like to start her own salon. The existing structure will be utilized for the salon and the hours of operation will be Tuesday through Friday 8 a.m. until 7 p.m., Saturday 6 a.m. until 3 p.m., and the salon will be closed on Sunday and Monday. The owner will be the sole operator at the beginning.

Applicant will require a contemporaneous variance to waive the number of parking spaces from the required eight spaces to the existing four spaces. It should be noted that the applicant shares a driveway and parking with the pharmacy next door. The applicant has also indicated more parking can be added to her property, however, this will increase her impervious coverage.

Cemetery Preservation: No comment.

PLANNING COMMENTS:

The applicant is requesting a rezoning from LRO to NRC for purposes of hair salon. The .44 acre site is located at the north side of Hawkins Store Road, east of Bells Ferry Road.

Comprehensive Plan

The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Master Plan/Corridor Study

Not applicable.

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.

Design Guidelines

Is the parcel in an area with Design Guidelines? Yes No

If yes, design guidelines area _____

Does the current site plan comply with the design requirements?
 Yes No Not applicable

APPLICANT: Monica T. Madden

PETITION NO.: Z-24

FIRE COMMENTS:

Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

APPLICANT Monica T. Madden

PETITION NO. Z-024

PRESENT ZONING LRO

PETITION FOR NRC

WATER COMMENTS: NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: Yes No

Fire Flow Test Required: Yes No

Size / Location of Existing Water Main(s): **8" DI / S side of Hawkins Store Road**

Additional Comments: Existing water customer

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: NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: Yes No

At Development: Yes No

Approximate Distance to Nearest Sewer: **At site in Hawkins Store Road**

Estimated Waste Generation (in G.P.D.): **ADF= 0*** **Peak= 0***

Treatment Plant: **Noonday**

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

Projected Plant Availability: 0 - 5 years 5 - 10 years over 10 years

Drw Sewers Required: Yes No

Off-site Easements Required: 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 easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required: Yes No

Letter of Allocation issued: Yes No

Septic Tank Recommended by this Department: Yes No

Subject to Health Department Approval: Yes No

Additional Comments: *Additional flow for hair salons is based upon number of wet stations

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 offsite easements, dedication of on and/or offsite 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: Monica T. Madden

PETITION NO.: Z-24

PRESENT ZONING: LRO

PETITION FOR: NRC

STORMWATER MANAGEMENT COMMENTS

No comments.

APPLICANT: Monica T. Madden

PETITION NO.: Z-24

PRESENT ZONING: LRO

PETITION FOR: NRC

COBB COUNTY DEPARTMENT OF TRANSPORTATION RECOMMENDATIONS

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
Hawkins Store Road	7800	Major Collector	40 mph	Cobb County	80'

Based on 2008 traffic counting data taken by Cobb County DOT (Hawkins Store Road)

COMMENTS AND OBSERVATIONS

Hawkins Store Road is classified as a major collector 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 north side of Hawkins Store Road, a minimum of 40' from the roadway centerline.

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

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STAFF RECOMMENDATIONS

Z-24 MONICA T. MADDEN

- 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. Adjacent and nearby properties are also zoned for neighborhood retail 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 property is next door to an existing pharmacy and shares a driveway and parking with the pharmacy. The next two parcels to the east are zoned LRO providing a further step down in zoning prior to reaching the residentially zoned properties on the north side of Hawkins Store Road. The property was previously zoned for a music school (Z-27 of 2007) and now sits vacant.
- 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 the Neighborhood Activity Center (NAC) land use category. The requested NRC zoning category is compatible with the NAC land use category. The hair salon is a permitted use under the NRC zoning 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 approving the applicant's rezoning proposal. The property shares a driveway and parking with the pharmacy next door and the applicant is seeking the same NRC zoning that exists for the pharmacy. The subject property was zoned LRO in 2007 (Z-27) for a music school that has since vacated the property. Two existing houses remain east of the subject property that are zoned LRO.

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

- Site plan received by the Zoning Division on April 4, 2012, with the District Commissioner approving minor modifications;
- This use only, by appointment, with the District Commissioner approving any other businesses;
- Water and Sewer 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.

**ZONING IMPACT STATEMENT FOR THE REZONING APPLICATION FOR
MONICA T. MADDEN**

Mr. John Pederson
Zoning Division Manager



Dear Mr. Pederson,

I have leased the above described property from Ms. Joan P. Clayton for the purpose of relocating my beauty salon in Towne Center into a building which is perfectly suitable with some minor changes, mostly plumbing.

This move will give me an opportunity to eventually own my own facility instead of being a Tenant I. have been a hair stylist and/or salon operator for 17 years.

A. This property meets the required criteria for a beauty salon and spa in that it is suitable because of its immediate connection to commercial zoned property occupied by a Walgreens with shared parking and a shared driveway. Going from major retail to a beauty salon and spa is an appropriate step down under Cobb County Land Use requirements.

B. There will be no adverse affect to the existing property, adjacent or nearby properties.

C. The property is currently vacant with little or no demand for offices as it is currently zoned. Using this property for a beauty salon and spa will be a considerable economic advantage to the present owner and me.

D. There will be no excessive burden on the adjacent community, transportation or utilities since my business will require very few additional trips per day on Hawkins Store Rd. or Bells Ferry Rd.

E. A beauty salon and spa conforms completely with the policy and intent of the land Use Plan.

F. The property is in the immediate vicinity of doctors offices, daycare centers, gasoline station/convenience store across the street which would make this application suitable in all respects for a beauty salon and spa and additionally would give the residential community to the east of this property a property and appropriate step down to prevent further encroachment of commercial into a viable and well kept neighborhood.

Should the need arise there is sufficient additional land on this site for any new parking spaces required which I am prepared to add with appropriate quality landscaping for site enhancement.

I respectfully request your support of this application.

Sincerely,



Monica T. Madden



Application No. Z-24

June 2012

Op 1-45
Summary of Intent for Rezoning

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): _____
 - b) Proposed building architecture: _____
 - c) Proposed selling prices(s): _____
 - d) List all requested variances: _____
- _____

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Beauty salon r spa
 - b) Proposed building architecture: Existing Structure/ Residential
 - c) Proposed hours/days of operation: _____
 - d) List all requested variances: N/A
- _____

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

- Starting out it will only be myself working
- Hours of Operation Sunday & Monday Closed
- Tuesday - Friday 8am - 7pm, Saturday 6am - 3pm

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

NO

ORIGINAL DATE OF APPLICATION: 04-17-07APPLICANTS NAME: JOHN B. CLAYTONTHE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS**BOC DECISION OF 04-17-07 ZONING HEARING:**

JOHN B. CLAYTON (owner) requesting Rezoning from **LRO** to **NRC** for the purpose of a Music School and Offices in Land Lot 149 of the 16th District. Located on the north side of Hawkins Store Road, east of Bells Ferry Road (222 Hawkins Store Road).

The public hearing was opened and Mr. John Clayton addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Lee, second by Olens, to **delete** rezoning to the **LRO** zoning district **subject to:**

- **site plan received by the Zoning Division January 31, 2007, with the District Commissioner approving minor modifications (copy attached and made a part of these minutes)**
- **allowance of Music School use**
- **Fire Department comments and recommendations**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb 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**

VOTE: **ADOPTED** unanimously

Min. Bk. 48 Petition No. Z-27
Doc. Type site plan

N/F
SLATER, ROBERT A
DB 1978, PG 720

S85°59'01"E
21.62'

Meeting Date 4-17-2007

N/F
HALL, FRANKLIN EUGENE
DB 1964, PG 264

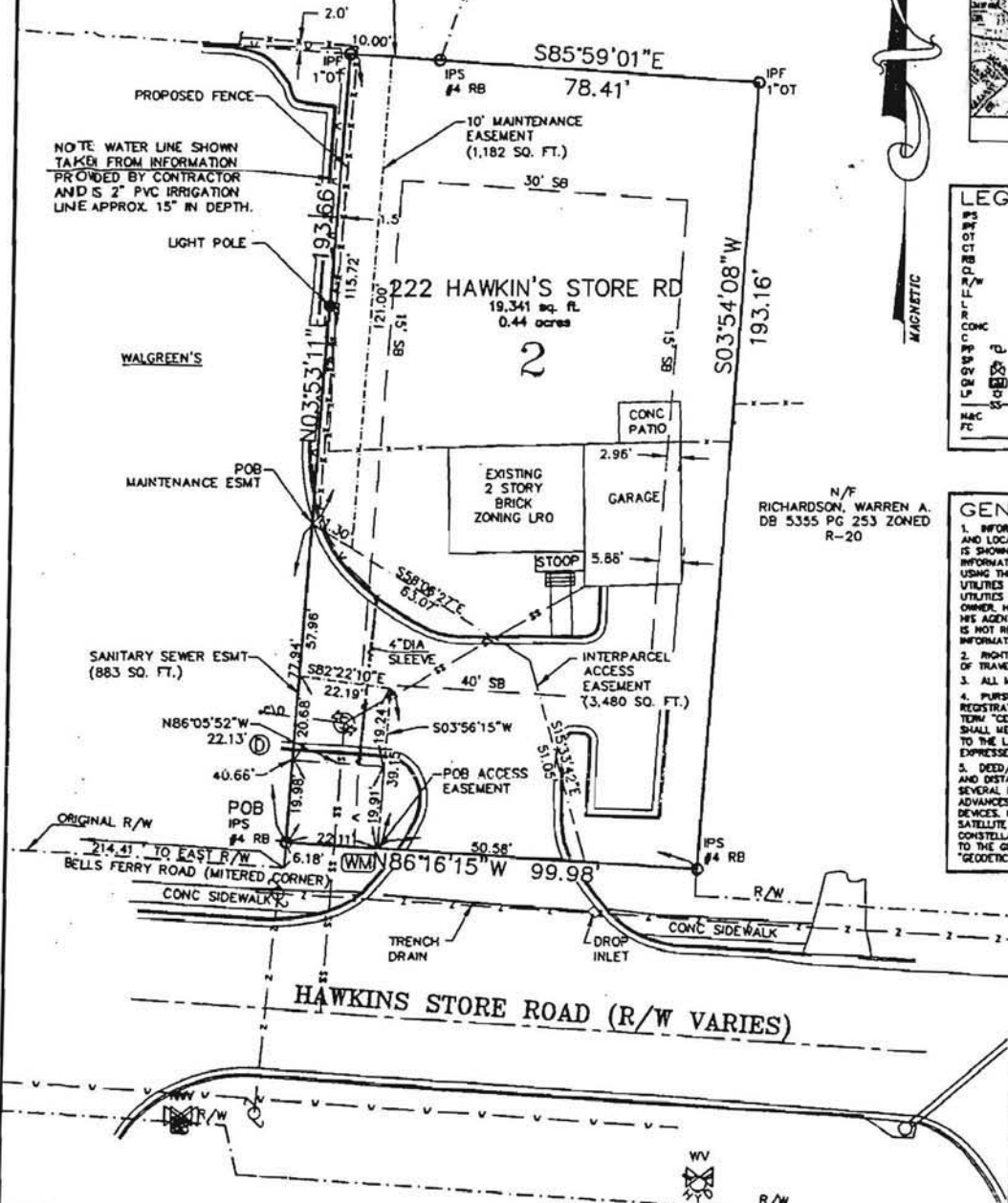


LEGEND:

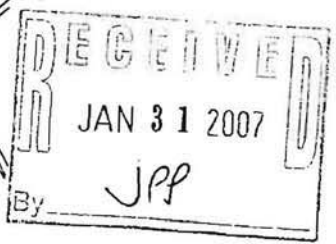
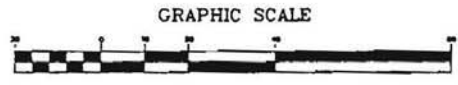
IPS	IRON PIN SET	CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND	CH	OVERHEAD UTILITY LINE(S)
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CP	CURVE	CD	CROSS DRAIN
PP	POWER POLE	SSE	SANITARY SEWER EASEMENT
SP	SERVICE POLE	FX	FIRE HYDRANT
GV	GAS VALVE	WC	WATER EASEMENT
GM	GAS METER	WM	WATER METER
LP	LAMP POLE	WM	WATER METER
SS	SANITARY SEWER	CO	SANITARY SEWER CLEANOUT
MAC	MAN & CAP	BOB	POINT OF BEGINNING
FC	FENCE CORNER	POC	POINT OF COMMENCEMENT
	FENCE	PI	POINT OF INTERSECTION

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 - (2) REFERENCED SHILOH HILLS S/D, PLATBOOK 52 PAGE 183
 - (3) REFERENCED SHILOH HILLS S/D, PLATBOOK 27 PAGE 139
 - (4) REFERENCED STATE DOT PLANS PROJ #JTP-9020(3) DATED 9-28-93
 - (5) ALL FENCES SHOWN ARE 4' CHAIN LINK UNLESS OTHERWISE SPECIFIED



	PLAT PREPARED FOR:	MAUDE DEVELOPEMENT		DATE:	05/12/04
	LAND LOT 149	16TH DISTRICT	SECTION	COBB COUNTY, GEORGIA	
LOT 2	BLOCK	UNIT	REVISION	BY:	DATE:
SUBDIVISION: SHILOH HILLS			ADDED EASEMENTS	DHR	5/12/04
SURVEYED:	I HAVE THIS DATE EXAMINED THE "TIA OFFICIAL FLOOD HAZARD MAP" AND FOUND THAT BY GRAPHIC PLOTTING ONLY THE REFERENCED PARCEL (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.		IRRIGATION LINE	TEP	5/18/04
COMPUTED:	MAP ID: 13067C0010E EFFECTIVE DATE: 8/18/92				
APPROVED:			3595 Canton Road Bld. A-9, Ste. 272 Marietta, GA 30066 Ph. (678) 355-9905 Fax (678) 355-9805 E-mail: frontlinesurvey@mindspring.com		

APPLICANT: John B. Clayton

PETITION NO.: Z-

PRESENT ZONING: LRO

PETITION FOR: NRC

PLANNING COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

Land Use Plan Recommendation: Neighborhood Activity Center

Proposed Number of Buildings: 1(existing) Total Square Footage of Development: 2,000

F.A.R. : .10 Square Footage/Acre: 4,545

Parking Spaces Required: 6* Parking Spaces Provided: 4

*Based on 1,000 square feet used for office and 1,000 square-feet used for the music school.

The applicant is requesting the NRC zoning district to use the existing building as offices and a music school. The office will be open regular office hours, and the music school will be open Monday through Thursday from 3:00 pm to 8:00 pm, and Saturday from 10:00 am to 3:00 pm. The property was granted a previous variance for the side setback encroachment adjacent to the east property line.

Historic Preservation: After reviewing various county resources including historic and archeological resource surveys, documented Civil War trench maps, and historic aerial maps, staff finds no known historic properties affected by this application. No further comment. No action by applicant requested at this time.

Cemetery Preservation: No comment.

FIRE COMMENTS:

The applicant is responsible to ensure all Cobb County Fire and Emergency Services Code requirements are met related to this project. Plans will need to be submitted to the Cobb County Fire Marshall's Office, prior to any permits being issued.

Standard comments:

1. Provide 24-hour emergency phone number (offset in bold print on all sheets).
2. Fire Hydrant
 - a. Commercial: Fire hydrant within 500 feet of most remote part of structure.
 - b. Residential: Fire hydrant within 500 feet of structure.
3. Fire apparatus 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 IFC 503.1 2003 Edition. **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-foot inside turning radius, 50-foot outside turning radius and unobstructed vertical clearance of not less than 13-feet 6 inches.** Dead-end access roads in excess of 150-feet shall be provided with a turn-around IFC 503.2.5 2003 Edition. Cul-de-sac with an island: minimum 60-foot radius to outside curb, measured to inside of curb. Minimum lane width = 24-feet. Residential cul-de-sac without island: 38-foot outside radius. Commercial cul-de-sac to have a 60-foot paved radius. Hammerhead turn-around: total of 110-feet needed (45-feet + 20-foot wide roadway + 45-feet).

Additional Comments:

APPLICANT John B Clayton

PETITION NO. _____

PRESENT ZONING LRO

PETITION FOR NRC

NOTE: Comments reflect only what facilities were in existence at the time of this review.

WATER COMMENTS:

- Available at Development? Yes No
- Fire Flow Test Required? Yes No

Size / Location of Existing Water Main(s): 8" DI / S side Hawkins Store Rd

Additional Comments: Address 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: On site; connected

Estimated Waste Generation (in G.P.D.): **A D F** ~0 net **Peak** ~0 net

Treatment Plant: Noonday

- 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
- Letter of Allocation issued? 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:
(fees due)

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: John B. Clayton

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DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: 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 _____.

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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/SUGGESTIONS

1. No improvements are proposed for this application. Stormwater management for this parcel was provided for in the development of the adjacent Walgreens (LDP #030037).

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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
Hawkins Store Rd	6400	Major Collector	40 mph	Cobb County	80'

Based on 2003 traffic counting data taken by Cobb County DOT.

COMMENTS AND OBSERVATIONS

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

Comply with zoning stipulations for Z-161 of 03.

RECOMMENDATIONS

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