



# COBB COUNTY COMMUNITY DEVELOPMENT AGENCY

John Pederson, AICP  
Division Manager

Zoning Division  
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## MEMORANDUM

**Date:** November 15, 2012

**To:** Cobb County Board of Commissioners

**From:** John P. Pederson, AICP, Zoning Division Manager

**RE: Department comments for Zoning Hearing “Other Business” agenda for November 20, 2012**

**Other Business Item #1 (Chuy’s restaurant):**

**Water and Sewer comments:** No comments.

**Cobb D.O.T. comments:** No comments.

**Stormwater Management comments:** Meet Stormwater Management Requirements.

**Fire Department comments:** No comments as proposed, any changes shall be forwarded to the plan reviewer.

**Other Business Item #2 (Devereux Foundation):**

**Water and Sewer comments:** No comments.

**Cobb D.O.T. comments:** No comments.

**Stormwater Management comments:** Stream buffer variance required for impervious setback encroachment. Provide revised hydrology study to verify Stormwater Management requirements are met for the site.

**Fire Department comments:** 1) Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition). All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. The all-weather surface must be specified and if other than asphalt or concrete requires individual approval by CCFMO. All gravel Fire Lanes require a concrete ribbon curb at a minimum and may be required to be painted for appropriate markings. Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%. Dead-end access roads in excess of 150 feet shall be provided with a turn-around (IFC 503.2.5 2006 Edition). Cul-de-sac with or without an island: minimum 60-foot radius to outside curb, measured to inside of

curb and a minimum lane width = 24 feet (Cobb County Development Standard 401.09). Single-Family cul-de-sac without island: 38-foot outside radius with island reverts to commercial dimensions. Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet). 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 occupied floor level. Aerial fire apparatus access roads shall be a minimum width of 24 feet maximum of 40 feet from the structure and be positioned parallel to one entire side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access. (Cobb County Development Standards 401.08.02.1)

2) Show fire hydrants arranged to have a hydrant available for the distribution of hose to any portion of any building on premises at distances not exceeding 500 feet (driving distance). Hydrants shall be at least 40 feet from the building (steamer connection facing street) (NFPA 24-7.2.3). Fire hydrants shall be spaced not more than 500 feet apart. Hydrants shall not be connected to water lines on the positive side (discharge side) of a fire pump. Minimum 8" supply lines to all hydrants.

**Other Business Item #3 (Pollo Operations, Inc.):**

**Water and Sewer comments:** No comments.

**Cobb D.O.T. comments:** Recommend no additional access to Ernest Barrett Parkway.

**Stormwater Management comments:** Address Plan Review comments.

**Fire Department comments:** No comments as proposed, any changes shall be forwarded to the plan reviewer.

**Other Business Item #4 (GRIN Incorporated):**

**Water and Sewer comments:** No comments.

**Cobb D.O.T. comments:** The acceleration lane shown on the plan at the entrance is not recommended.

**Stormwater Management comments:** Revised plan will require significantly less grading than previous plan.

**Fire Department comments:** When projects contemplate less than 20 foot separation between units, emergency vehicle access can be accomplished by any of the following methods or combinations of methods:

- Parking spaces as required by zoning in addition to .50 guest parking per unit.
- Streets shall be designated as fire lanes, appropriately marked/identified in accordance with Cobb County Code, Section 118-231.

**Other Business Item #5 (Tri-Kell Investments):**  
**CONTINUED BY STAFF**

**Other Business Item #6 (V-78 RJM LANDSCAPING SERVICES, INC.):**

**Water and Sewer comments:** No comments.

**Cobb D.O.T. comments:** No comments.

**Stormwater Management comments:** Per the approved Variance Case stipulations, a detention facility will be required to meet stormwater management requirements for the site.

**Fire Department comments:** No comments as proposed, any changes shall be forwarded to the plan reviewer.

**Other Business Item #7 (Steak Properties, LLC):**

**Water and Sewer comments:** No comments.

**Cobb D.O.T. comments:** Recommend applicant verify that any proposed landscaping will not obstruct the line of sight; minimum intersection sight distance on Canton Road is 500 feet.

**Stormwater Management comments:** Address Plan Review comments.

**Fire Department comments:** No comments as proposed, any changes shall be forwarded to the plan reviewer.

**Other Business Item #8 (Brock Built Homes, LLC):**

**Water and Sewer comments:** Sewer relocation/easement quitclaim to be handled in Plan Review.

**Cobb D.O.T. comments:** Recommend if streets are private, then be constructed to the Cobb County Standard Specifications.

**Stormwater Management comments:** Meet Stormwater Management requirements.

**Fire Department comments:** When projects contemplate less than 20 foot separation between units, emergency vehicle access can be accomplished by any of the following methods or combinations of methods:

- Parking spaces as required by zoning in addition to .50 guest parking per unit.
- Streets shall be designated as fire lanes, appropriately marked/identified in accordance with Cobb County Code, Section 118-231.

**Other Business Item #9 (Arylessense, Inc.):**

**Water and Sewer comments:** No comments.

**Cobb D.O.T. comments:** Lake Drive is classified as a minor collector. Recommend sidewalk be constructed along the frontage or sidewalk alternative compliance be considered.

**Stormwater Management comments:** No comments.

**Fire Department comments:** No comments as proposed, any changes shall be forwarded to the plan reviewer.

**Other Business Item #10 (Retail Planning Corporation):**

**Water and Sewer comments:** No comments.

**Cobb D.O.T. comments:** No comments.

**Stormwater Management comments:** Meet Stormwater Management Requirements.

**Fire Department comments:** Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition). All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches. The all-weather surface must be specified and if other than asphalt or concrete requires individual approval by CCFMO. All gravel Fire Lanes require a concrete ribbon curb at a minimum and may be required to be painted for appropriate markings. Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%. Dead-end access roads in excess of 150 feet shall be provided with a turn-around (IFC 503.2.5 2006 Edition). Cul-de-sac with or without an island: minimum 60-foot radius to outside curb, measured to inside of curb and a minimum lane width = 24 feet (Cobb County Development Standard 401.09). Single-Family cul-de-sac without island: 38-foot outside radius with island reverts to commercial dimensions. Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet). 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 occupied floor level. Aerial fire apparatus access roads shall be a minimum width of 24 feet maximum of 40 feet from the structure and be positioned parallel to one entire side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access. (Cobb County Development Standards 401.08.02.1).