

SLUP-7
(2013)

QUALITY CARS, INC.
CAR LOTS
2ND SECTION COBB COUNTY, GEORGIA
LAND LOTS 821 & 842, 18TH DISTRICT

PRELIMINARY
SITE PLAN

LD&P
LAND DEVELOPMENT & PLANNING
1818 FOX STREET
N.W. ATLANTA, GA 30322
PHONE: 404.521.1818
WWW.LD&P.COM

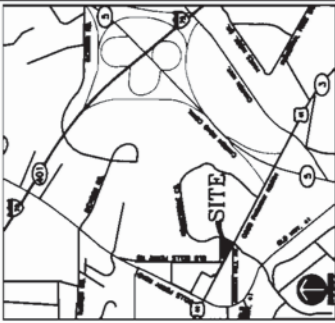
AMIR PIPERDY
CONTACT:
AMIR PIPERDY
1818 FOX STREET
N.W. ATLANTA, GA 30322
PHONE: 404.521.1818

COBB COUNTY
COMMUNITY DEVELOPMENT
JUN - 6 AM 10:13
AS 18-16-03
06/07/2013

C-1.1

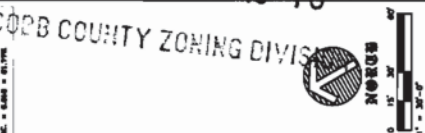
REVISIONS FOR REVIEW

DATE	REVISIONS

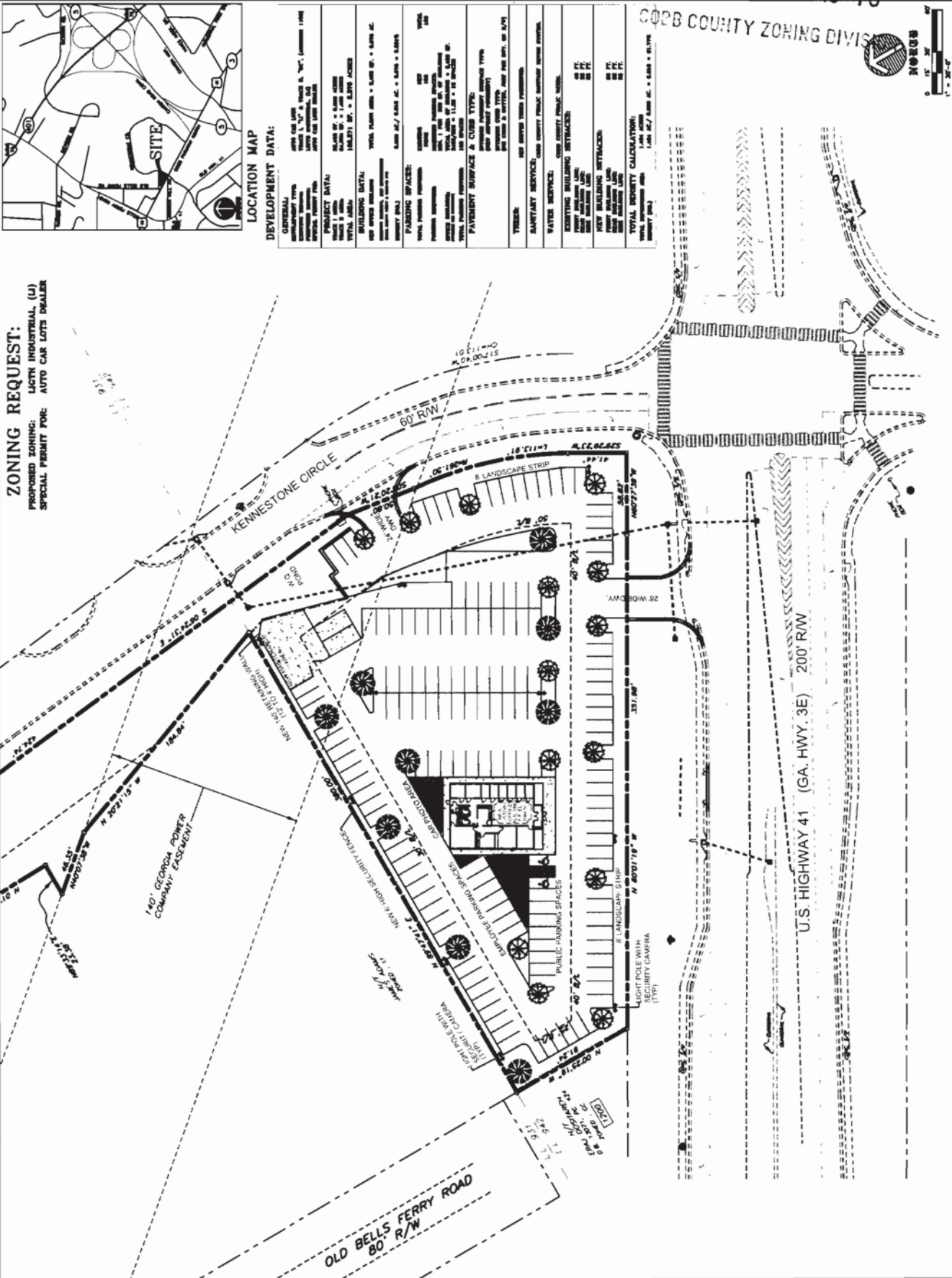


DEVELOPMENT DATA:

GENERAL:	AREA: 24.7 AC, TRACED 6.7 AC, (CONCRETE 1.0 AC)
PROJECT DATA:	BLDG OF: 1 BLDG (3000 SF)
BUILDING DATA:	BLDG OF: 1 BLDG (3000 SF)
PAVING SPACES:	TOTAL PAVING SPACES: 40 (30' x 16')
TRUCKS:	1 (30' x 16')
WATER SERVICE:	1" WATER MAIN
SEWER SERVICE:	12" SEWER MAIN
STORM DRAINAGE:	18" DRAINAGE
UTILITY CALCULATION:	TOTAL UTILITY CALCULATION: 1.0 AC



ZONING REQUEST:
PROPOSED ZONING: LIGHT INDUSTRIAL (LI)
SPECIAL PERMIT FOR: AUTO CAR LOTS DEALER



APPLICANT: Quality Cars, Inc.

770-733-3336

REPRESENTATIVE: Garvis L. Sams, Jr. 770-422-7016

Sams, Larkin & Huff, LLP

TITLEHOLDER: Dennis Brophy, David L. Kuniansky, Amy

Kuniansky Clark, Douglas S. Kuniansky

PROPERTY LOCATION: Northwest intersection of US Highway 41
a/k/a Cobb Parkway, and Kennestone Circle.

ACCESS TO PROPERTY: Cobb Parkway

PHYSICAL CHARACTERISTICS TO SITE: Buildings converted
for appliance sale and repair

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: GC/ Commercial/Industrial Use

SOUTH: GC/ Cobb EMC

EAST: LI/ Industrial Office Park

WEST: GC/ Commercial

PETITION NO: SLUP-7

HEARING DATE (PC): 08-06-13

HEARING DATE (BOC): 08-20-13

PRESENT ZONING: GC, LI

PROPOSED ZONING: Special Land
Use Permit

PROPOSED USE: Previously Owned
Automobile Sales Facility

SIZE OF TRACT: 2.37 acres

DISTRICT: 16

LAND LOT(S): 931, 942

PARCEL(S): 18, 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

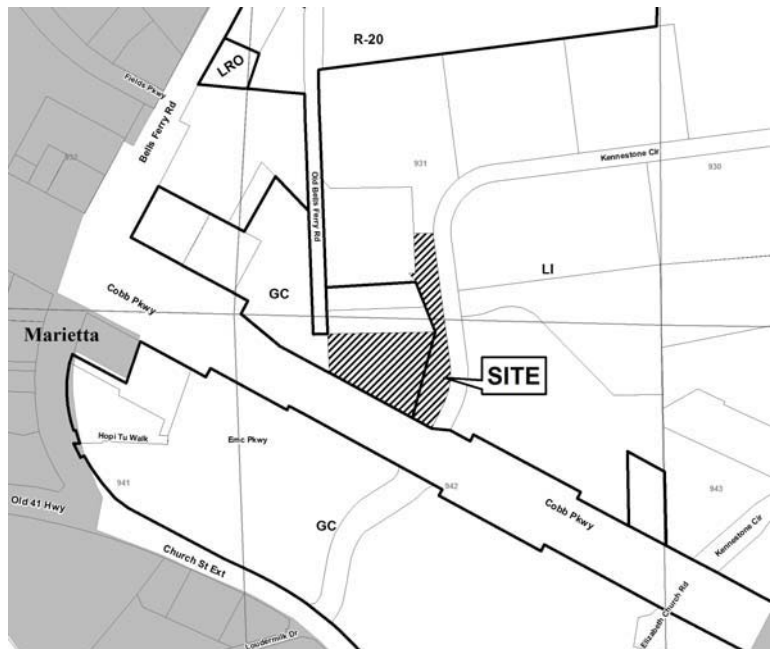
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

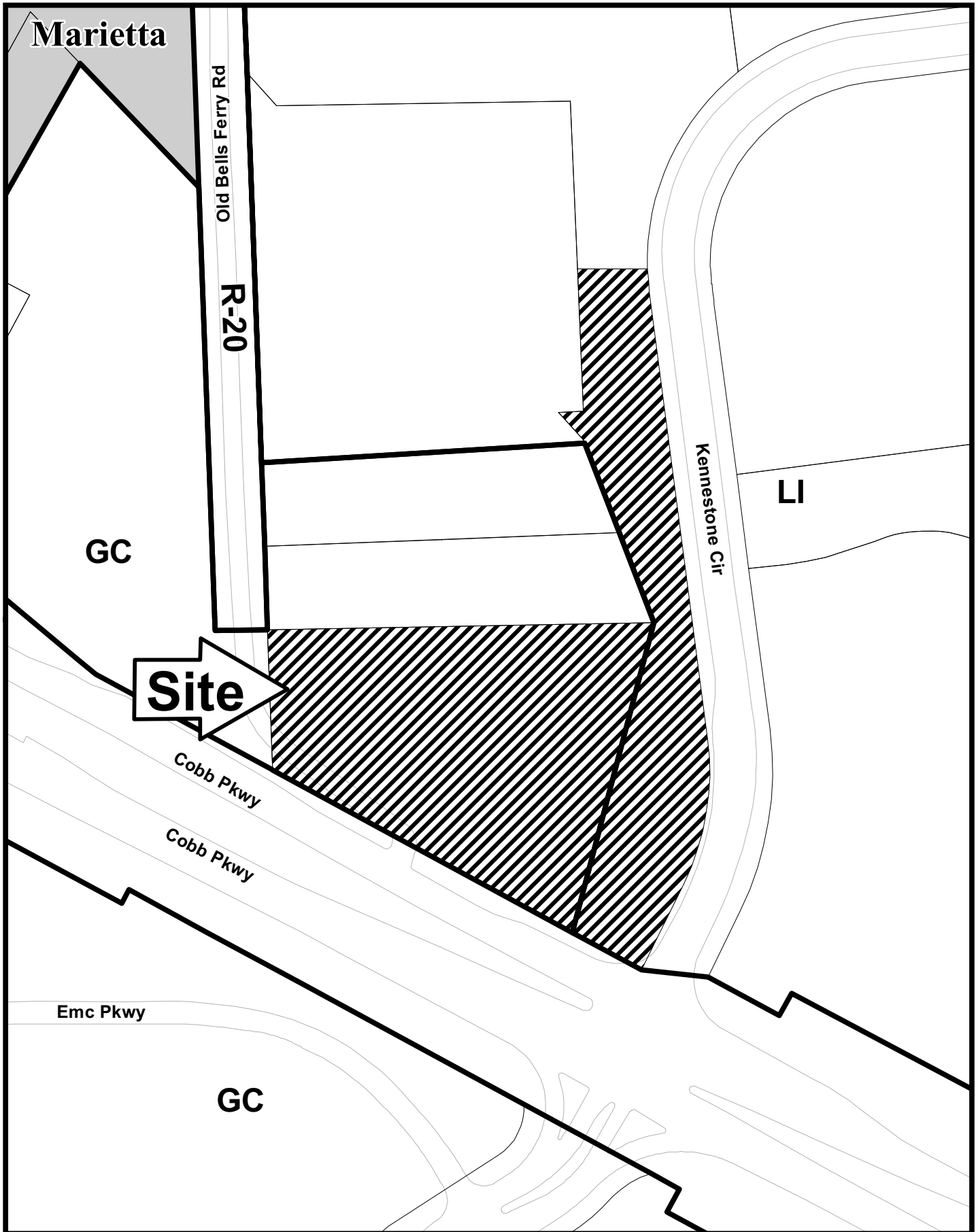
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

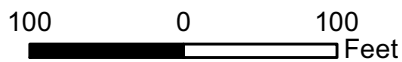
STIPULATIONS:



SLUP-7



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Quality Cars, Inc.

PETITION NO.: SLUP-7

PRESENT ZONING: GC, LI

PETITION FOR: SLUP

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a Special Land Use Permit for the purpose of “previously owned automobile sales.” Currently used as an appliance repair and sales establishment, the applicant intends to fully raze the site and build new a 3,400 sq. ft. office and adjoining lot. The proposed site plan indicates a complete upgrade of the site to allow for adequate parking/storage of cars for sale as well as appropriate landscaping, etc. The applicant has stated that the proposed hours of operation are 9 a.m. to 7 p.m. daily with seven (7) employees and five (5) commissioned sales personnel on staff. As presented, the site plan represents the following variances: the front setback along Cobb Parkway from the required 75 ft. to 40 ft. and the rear setback from the required 40 ft. to 30 ft. The applicant has also submitted for the rezoning of the subject property from the existing GC general commercial district and LI light industrial district designations to LI under application Z-46.

Historic Preservation: No comments.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

No comments.

TRAFFIC COMMENTS:

Recommend GDOT permits for all work that encroaches upon State right-of-way.

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

FIRE COMMENTS:

NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal’s Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: Quality Cars, Inc.

PETITION NO.: SLUP-7

PRESENT ZONING: GC/LI

PETITION FOR: LI

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Noonday Creek Trib #3 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 existing downstream receiving system.

APPLICANT: Quality Cars, Inc.

PETITION NO.: SLUP-7

PRESENT ZONING: GC\LI

PETITION FOR: LI

STORMWATER MANAGEMENT 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. This site is located at the northwest intersection of Cobb Parkway (US Hwy 41) and Kennestone Circle. The entire site drains to the existing stormwater system in the Kennestone Circle right-of-way and receives runoff from the Cobb Parkway right-of-way as well. The proposed underground management facility must accommodate the offsite flow and tie directly to the existing downstream system.
2. The site plan provided appears to exceed the 70% maximum allowable impervious area allowed for LI zoned property. This will need to be addressed at Plan Review and my require site plan modification.

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STAFF RECOMMENDATIONS

SLUP-7 QUALITY CARS, INC.

The applicant is requesting a Special Land Use Permit for the purpose of “previously owned automobile sales.” Currently used as an appliance repair and sales establishment, the applicant intends to fully raze the site and build new a 3,400 sq. ft. office and adjoining lot. The proposed site plan indicates a complete upgrade of the site to allow for adequate parking/storage of cars for sale as well as appropriate landscaping, etc. The applicant has stated that the proposed hours of operation are 9 a.m. to 7 p.m. daily with seven (7) employees and five (5) commissioned sales personnel on staff. As presented, the site plan represents the following variances: the front setback along Cobb Parkway from the required 75 ft. to 40 ft. and the rear setback from the required 40 ft. to 30 ft. The applicant has also submitted for the rezoning of the subject property from the existing GC general commercial district and LI light industrial district designations to LI under application Z-46.

Staff recommends **APPROVAL** subject to the following:

- Site plan received by the Zoning Division on June 6, 2013 with District Commissioner approving minor modifications;
- No junk cars, confiscated cars, inoperable cars, or wrecked cars kept on site;
- No outside storage of automobile parts;
- Letter of agreeable stipulations from Mr. Garvis L. Sams, Jr. dated July 1, 2013;
- Fire Department comments and recommendations;
- Stormwater Management Division comments and recommendations;
- Water and Sewer Division comments and recommendations;
- Department of Transportation 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.

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Z-46 & SLUP-7
(2013)
Applicant's Letter
and Exhibits

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

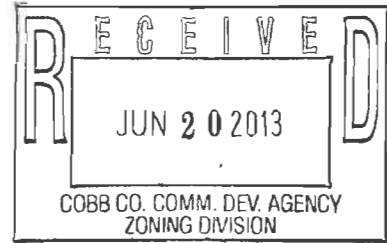
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770-422-7016
TELEPHONE
770-426-6583
FACSIMILE

JUSTIN H. MEEKS

SAMSLARKINHUFF.COM

June 20, 2013



VIA EMAIL

Mr. Jason Campbell, Planner III
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064

Re: Application of Quality Cars, Inc. to Rezone a 2.37 ± Acre Tract from GC & LI to LI; Land Lots 931 & 942, 16th District, 2nd Section, Cobb County, Georgia (Z-46)

Application of Quality Cars, Inc. for Special Land Use Permit -
Land Lots 931 & 942, 16th District, 2nd Section, Cobb County, Georgia (SLUP-7)

Dear Jason:

As promised, attached is a pdf of the Preliminary Site Utilities Plan which reflects an underground detention pond located in the parking area which runs roughly parallel to Kennestone Circle. Also attached are separate pdfs reflecting the architectural style and composition of the building, including one which is in color. By copy of this letter I am providing the same information to David Breaden of the Stormwater Management Division.

With kind regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP

Garvis L. Sams, Jr.
gsams@samslarkinbuff.com

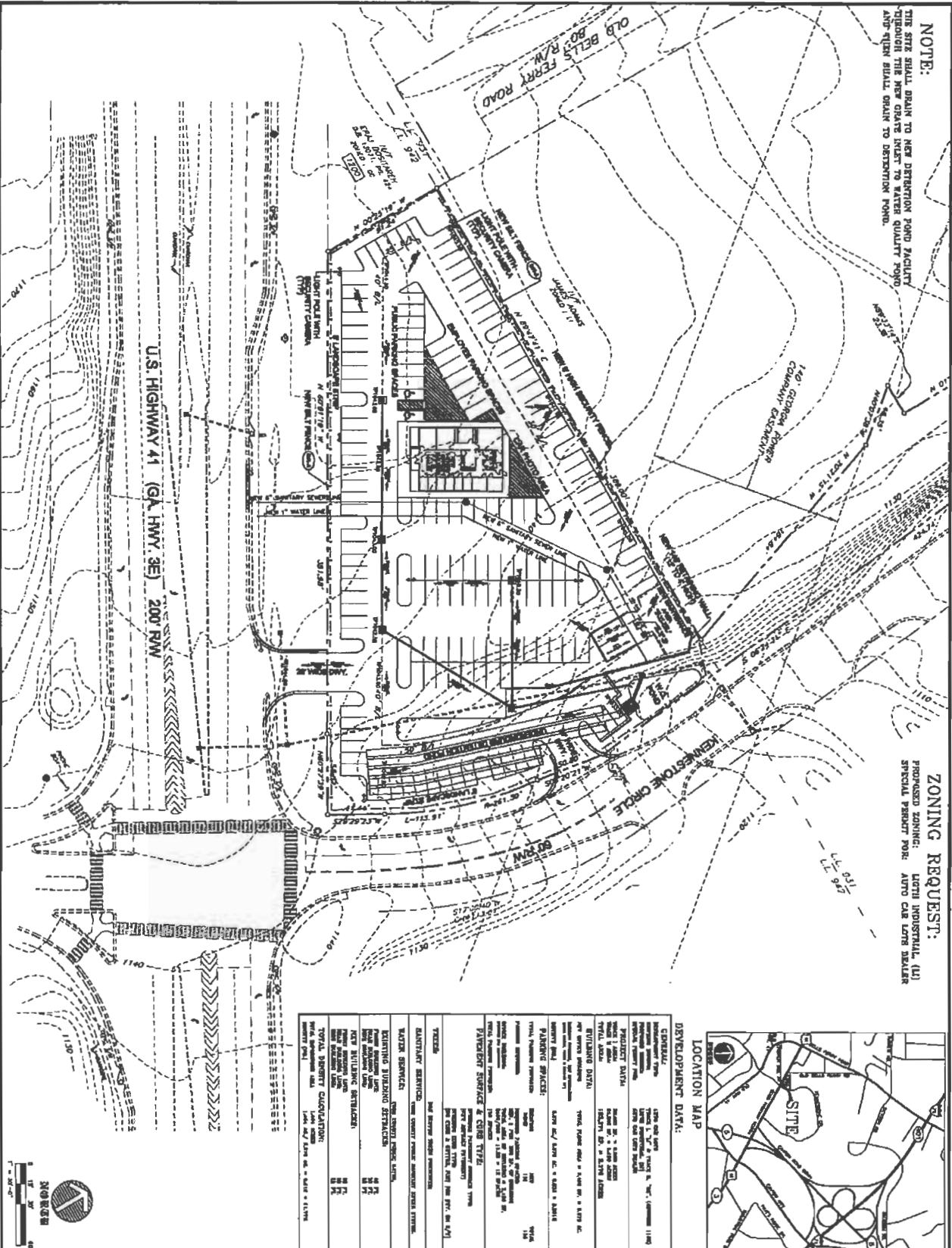
GLS/dsj

Attachments

cc: Mr. David Breaden, Cobb County Stormwater Management (via email w/attachments)

NOTE:
THE SITE SHALL DRAIN TO NEW DETENTION POND FACILITY THROUGH THE NEW GRATE NEXT TO WATER QUALITY POND. AN EQUAL DRAIN TO DETENTION POND.

ZONING REQUEST:
PROPOSED ZONING: LIGHT INDUSTRIAL (LI)
SPECIAL PERMIT FOR: AUTO CAR LOTS DEALER



GENERAL: Development Type: Auto Car Lot Site Area: 1.52 Acres Parcel ID: 15-12-11-7 Yield: 1.52 Acres	EXISTING BUILDING DATA: Building Name: None Year Built: None Floor Area: None Yield: None	EXISTING UTILITIES: Water: None Sewer: None Gas: None Electric: None Fiber: None	PLANNING SERVICES: Site Plan: Yes Site Plan Scale: 1/4" = 100' Site Plan Date: 05/07/2013 Site Plan Author: AMIR PIPPERDY	FINANCIAL SERVICES & COST TYPE: Professional Fees: None Permit Fees: None Other Fees: None Total Fees: None	UTILITIES: Water: None Sewer: None Gas: None Electric: None Fiber: None
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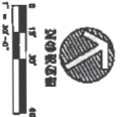
QUALITY CARS, INC.
CAR LOTS
LAND LOTS 931 & 942, 16TH. DISTRICT,
2ND. SECTION, COBB COUNTY, GEORGIA

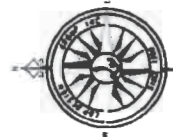
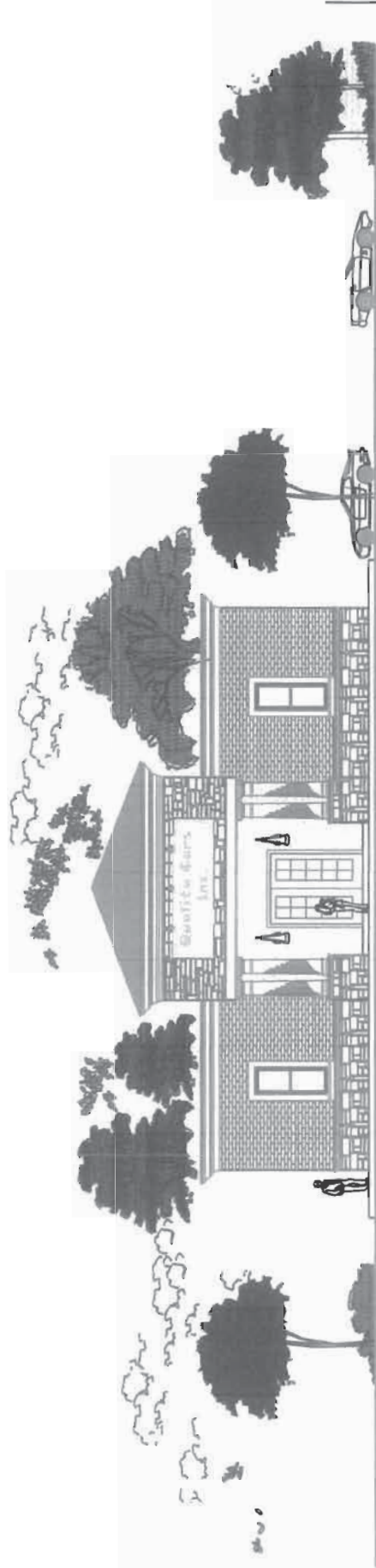
**PRELIMINARY
SITE UTILITIES
PLAN**

LD&D CONSULTANTS, INC.
LAND DEVELOPMENT & DESIGN
10000 WOODBRIDGE DRIVE
ALPHARETTA, GA 30201
TEL: 770-233-2200
WWW.LDANDD.COM

AMIR PIPPERDY
CONSULTANT
1588 BROADWAY
ALPHARETTA, GA 30201
PHONE: 770-723-0258

DATE: **05/07/2013**
BY: **A.S. PIPPERDY**
TITLE: **REGISTERED PROFESSIONAL ENGINEER**





Contact
AMIR PIPERDY
1090 HUGOOD CIRCLE,
MARIETTA, GA. 30066
PHONE: 770-768-3330

QUALITY CARS FRONT VIEW ELEVATION OPTION "B"

QUALITY CARS, INC.

CAR LOTS
Land Lots 931, & 942, 18th. District, 2nd. Sections,
Cobb County, Georgia

RECEIVED
JUN 20 2013
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

LDP Design Group
Land Development Planner
Architect, Planner & Engineers

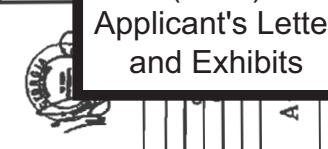
REVISIONS	DATE	BY	REASON

QUALITY CARS, INC.
CAR LOTS
2ND SECTION, CORB COUNTY, GEORGIA
LAND LOTS 801 & 842, 10TH DISTRICT

PRELIMINARY
OFFICE BUILDING
FLOOR PLAN

LD&P
LAND DEVELOPMENT & PLANNING
INCORPORATED
1115 W. MARKET STREET
SUITE 200
ATLANTA, GA 30338
PHONE 404-525-1111

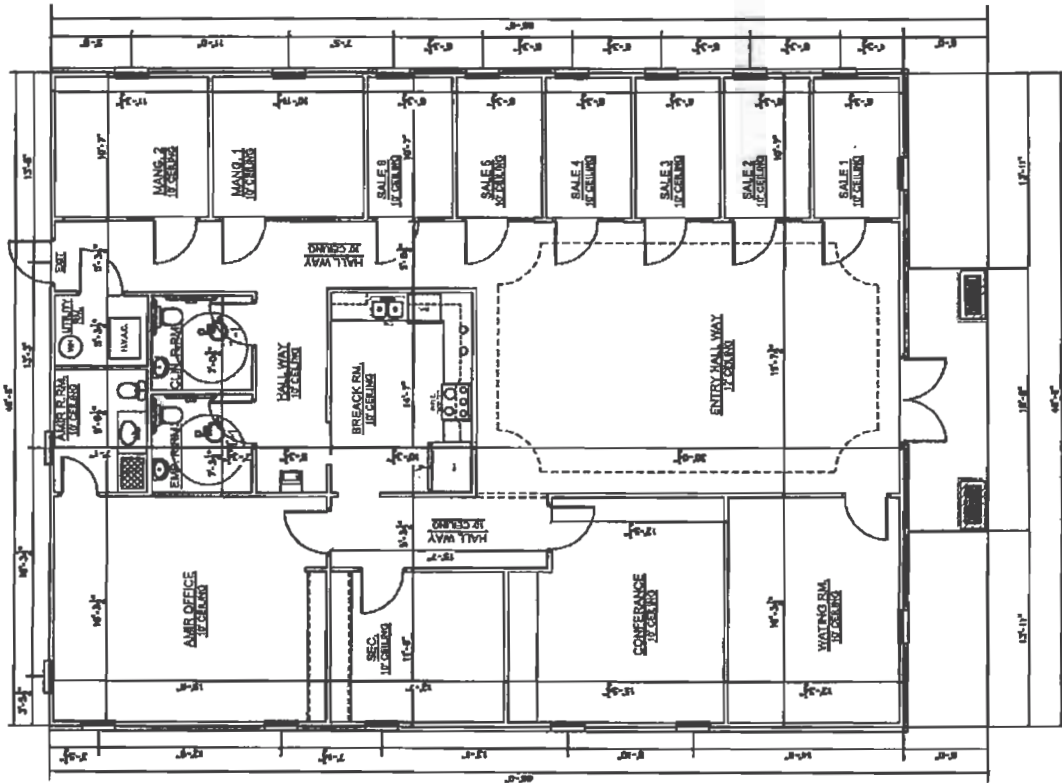
AMIR PIPERDY
ARCHITECT
1580 RICHARD CIRCLE
MARIETTA, GA 30067
PHONE 770-792-7888



DEVELOPMENT DATA:

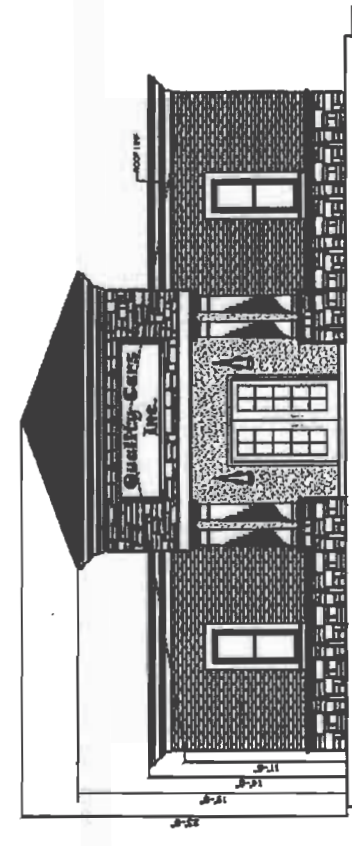
GENERAL:	PROJECT NO. 10	DATE: 11/11/11
OWNER:	QUALITY CARS, INC.	PROJECT NO. 10 - OFFICE BUILDING
DESIGNER:	LD&P	PROJECT NO. 10 - OFFICE BUILDING
ARCHITECT:	AMIR PIPERDY	PROJECT NO. 10 - OFFICE BUILDING
DATE:	11/11/11	PROJECT NO. 10 - OFFICE BUILDING
SCALE:	1/4" = 1'-0"	PROJECT NO. 10 - OFFICE BUILDING
PROJECT NO.:	10	PROJECT NO. 10 - OFFICE BUILDING
PROJECT NAME:	OFFICE BUILDING	PROJECT NO. 10 - OFFICE BUILDING
PROJECT ADDRESS:	2ND SECTION, CORB COUNTY, GEORGIA	PROJECT NO. 10 - OFFICE BUILDING
PROJECT CONTACT:	AMIR PIPERDY	PROJECT NO. 10 - OFFICE BUILDING
PROJECT PHONE:	770-792-7888	PROJECT NO. 10 - OFFICE BUILDING
PROJECT FAX:	770-792-7888	PROJECT NO. 10 - OFFICE BUILDING
PROJECT EMAIL:	amir@piperdycorp.com	PROJECT NO. 10 - OFFICE BUILDING

ZONING REQUEST: Local Industrial, (L1)
PROPOSED ZONING: Special Permit For Auto Car Lots Dealer



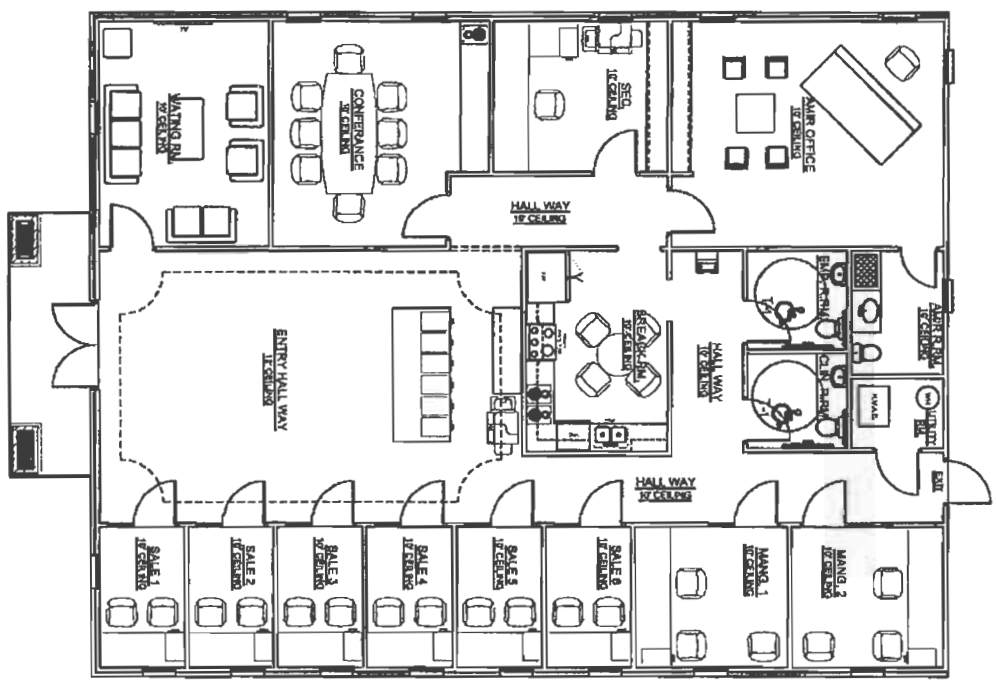
FLOOR PLAN
SCALE: 1/4" = 1'-0"

OPTION "B"
NOTE: DIMENSIONS OF WALLS, FLOORS AND CEILING SHALL BE EXTERIOR MEASUREMENTS.



FRONT VIEW
SCALE: 1/4" = 1'-0"

OPTION "B"

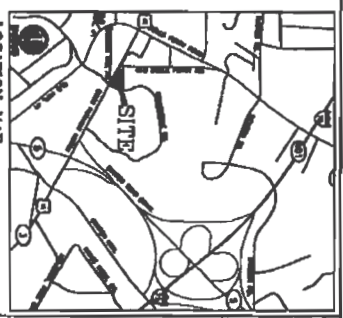


FLOOR PLAN
SCALE: 1/4" = 1'-0"

OPTION "B"

NOTE:
ALL ROOMS SHALL BE FINISHED TO MEET THE REQUIREMENTS OF THE 2012 INTERNATIONAL RESIDENTIAL CODE.

ZONING REQUEST:
PROPOSED ZONING: LIGHT INDUSTRIAL (L1)
SPECIAL PERMIT TYPE: AUTO CAR LOT/ DEALER



DEVELOPMENT DATA

GENERAL	PROJECT NO. 2013-001
OWNER	QUALITY CARS, INC.
DESIGNER	AMIR PIPERDY, INC.
DATE	05/20/2013
PROJECT DATA	LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
EXISTING DATA	EXISTING BUILDING: 10,000 SQ. FT.
PROPOSED DATA	PROPOSED BUILDING: 10,000 SQ. FT.
NOTES	SEE ATTACHED DRAWINGS FOR DETAILS.



QUALITY CARS, INC.
CAR LOTS
LAND LOTS 831 & 842, 18TH DISTRICT,
END. SECTION, COBB COUNTY, GEORGIA

PRELIMINARY OFFICE BUILDING FLOOR PLAN

AMIR PIPERDY
ARCHITECT

LD&P
LAND DEVELOPMENT & PLANNING

A-1.2B

DATE: 05/20/2013
AS-SETDOWN
SCALE: 1/4" = 1'-0"