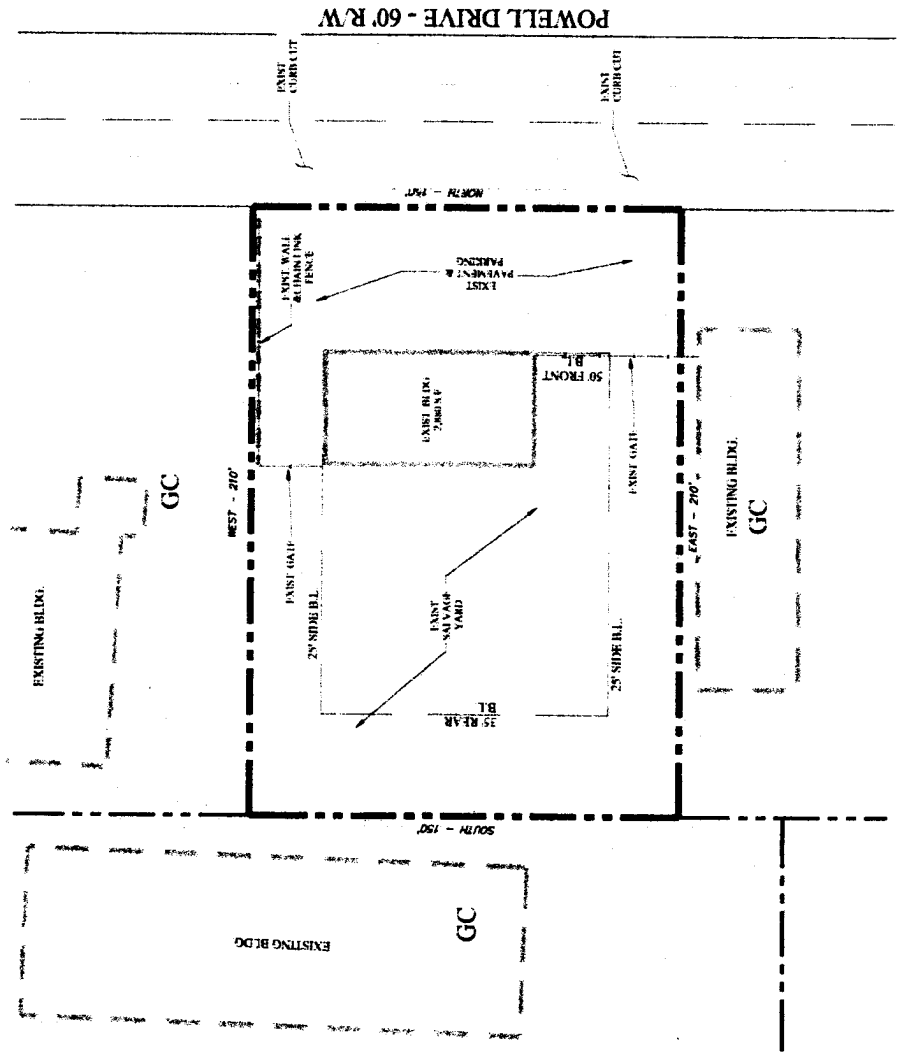
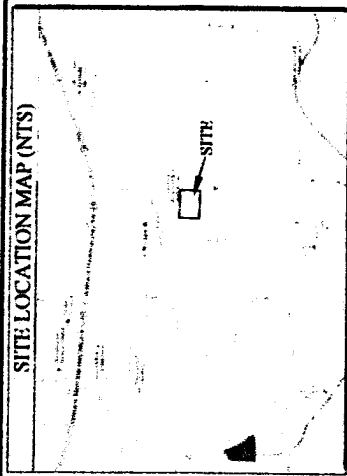
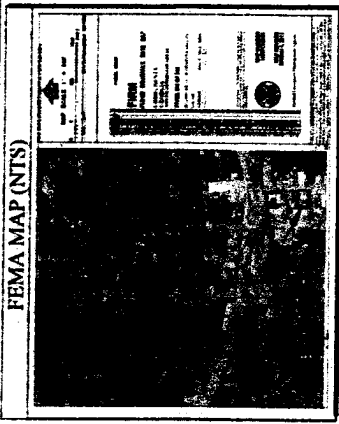


SITE DATA:

| | |
|-------------------------|--------------------------|
| TOTAL SITE AREA | 0.72 ACRES (31,363 S.F.) |
| TOTAL BUILDING AREA | 2,880 S.F. |
| ZONING | GC |
| EXISTING ZONING | GC |
| PROPOSED ZONING | GC |
| ZONING JURISDICTION | COBB COUNTY |
| DEVELOPMENT REGULATIONS | |
| FRONT SETBACK | 5' |
| SIDE SETBACK | 25' |
| REAR SETBACK | 35' |
| MINIMUM PARKING | 1/200 SF |
| PARKING SPACES REQUIRED | 15 |
| PARKING SPACES PROVIDED | 15 |



COBB COUNTY ZONING DIVISION
 2014 MAR -6 PM 12:18
 COBB COUNTY GEORGIA
 FILED IN OFFICE

5780 POWELL DRIVE

REZONING - COBB COUNTY PARCEL #18003462110

SAMS, LARKIN & HUFF CO
 ENOUGH "KWAAME" APFAP
 THE PROVIDER SOLUTIONS

PLANNERS AND ENGINEERS COLLABORATIVE

SITE PLANNING ARCHITECTURE & CIVIL ENGINEERING & SURVEYING
 88 N. W. 15th Street, Suite 100, Ft. Lauderdale, FL 33304
 954.588.1111
 WWW.PLANENG.COM

REVISIONS:

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
| | | | |
| | | | |
| | | | |

**SLUP-5
(2014)**

**REZONING/SLUP
PLAN**

PROJECT NO. 14-027
 SCALE 1" = 20'
 DATE: DECEMBER 6, 2013
 PROJECT: 1324110



THIS PLAN IS THE PROPERTY OF SAMS, LARKIN & HUFF CO. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SAMS, LARKIN & HUFF CO.

APPLICANT: Enoch Appiah

(404) 343-9044

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

Sams, Larkin & Huff, LLP

TITLEHOLDER: Enoch Appiah

PROPERTY LOCATION: West side of Powell Drive, south of

Veterans Memorial Highway

(5780 Powell Drive).

ACCESS TO PROPERTY: Powell Drive

PHYSICAL CHARACTERISTICS TO SITE: Existing metal

building

PETITION NO: SLUP-5

HEARING DATE (PC): 05-06-14

HEARING DATE (BOC): 05-20-14

PRESENT ZONING: GC

(see Z-21 for rezoning request to HI)

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Vehicle Storing,

Salvaging, and Towing

SIZE OF TRACT: 0.72 acre

DISTRICT: 18

LAND LOT(S): 34

PARCEL(S): 11

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: GC/ Auto Service shop

SOUTH: GC/EnviroWaste Equipment Inc Truck & Equipment sales

EAST: GC, R-20/ All Phase Auto Service, J Power Transmission

WEST: GC/ Putnams Collision Center

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

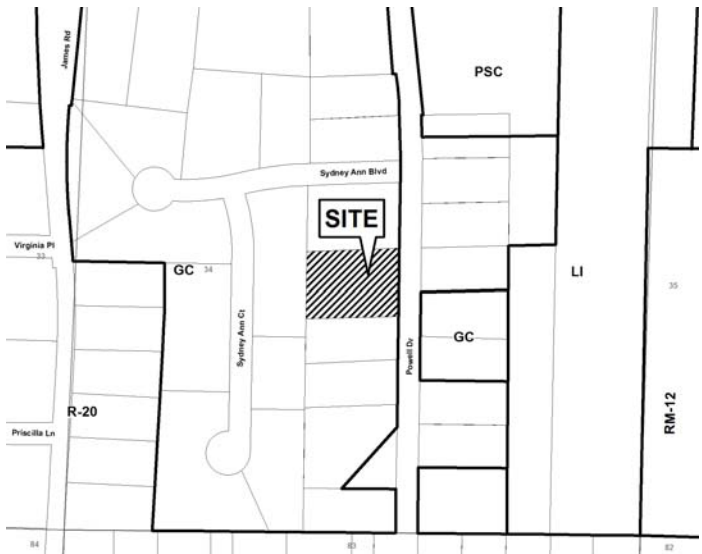
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

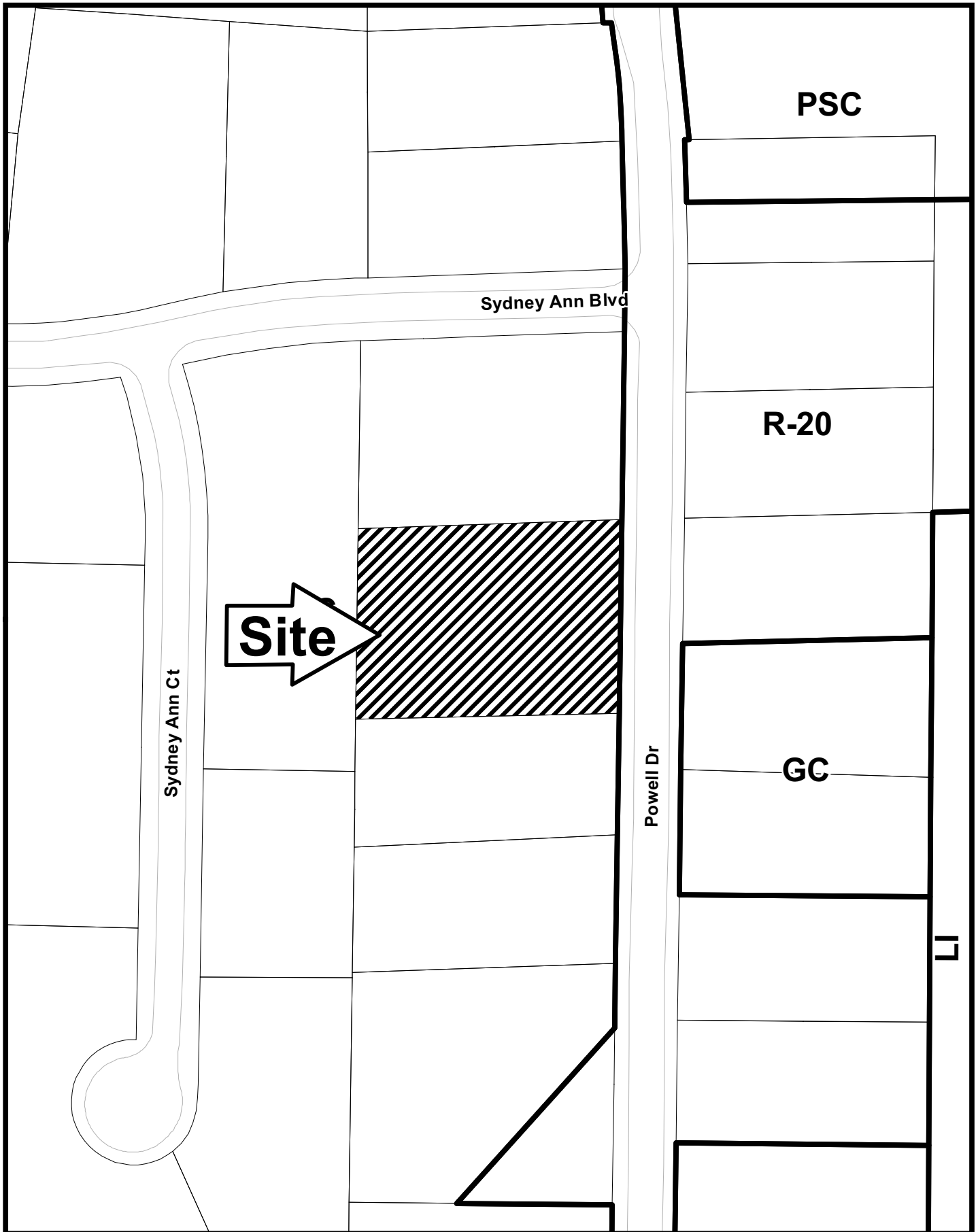
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

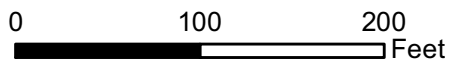
STIPULATIONS:



SLUP-5



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Enoch Appiah

PETITION NO.: SLUP-5

PRESENT ZONING: GC

PETITION FOR: SLUP

ZONING COMMENTS:

Staff Member Responsible: John P. Pederson

The applicant is requesting a Special Land Use Permit in order to operate a vehicle storage, salvage and towing business on this property. The vehicle storage yard and salvage yard are behind a fenced area to the rear of the building. The business would operate Monday through Saturday 8:00 a.m. to 6:00 p.m. The property will be used in its current condition. This Special Land Use Permit is connected to a rezoning case on this same agenda (being Z-21). This application is the result of a Code Enforcement action regarding the use of the property.

Historic Preservation: No comments.

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.

WATER & SEWER COMMENTS:

Environmental Health Dept. approval needed for continued use of septic system.

TRAFFIC COMMENTS:

Recommend no parking on the right-of-way.

Recommend one commercial driveway for this site.

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

FIRE 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: Enoch Appiah

PETITION NO.: SLUP-5

PRESENT ZONING: GC

PETITION FOR: SLUP

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Pine 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 _____.

APPLICANT: Enoch Appiah

PETITION NO.: SLUP-5

PRESENT ZONING: GC

PETITION FOR: SLUP

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. A Notice of Intent must be filed with the Georgia Environmental Protection Division for coverage under the NPDES General Permit to discharge stormwater associated with industrial activity. This facility will likely be classified under SIC Code 5015 for auto salvage operations. A stormwater pollution prevention plan must be prepared and a copy provided to the Cobb County Stormwater Management Division. Measures to prevent contamination of stormwater runoff from the site must be implemented.

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STAFF RECOMMENDATIONS

SLUP-5 ENOCH APPIAH

It is Staff's opinion that the applicant's proposal will not permit a use that is suitable in view of the use and development of adjacent and nearby properties. The area is mostly zoned for commercial uses that cater to vehicle repair and maintenance. This proposed industrial use would be out of character with the rest of the area.

It is Staff's opinion that the applicant's proposal will have an adverse affect on the usability of adjacent or nearby property. Staff is concerned the proposed use would negatively affect public health, safety and welfare because there are wrecked cars sitting directly on bare ground leaking hazardous automotive fluids and lubricants into the bare ground.

It is the applicant's responsibility to submit sufficient information to allow full consideration of all relevant factors. Salvage yards can contribute greatly to ground water pollution. As of the date of the writing of this recommendation, nothing has been submitted concerning spill or pollution prevention, how automotive fluids are handled, how hazardous material such as lead is handled, or how water is cleaned before it leaves this property (via oil/water separator).

The proposed use is intended to be within an industrial area due to the amount of outdoor storage and intensity of the use. It is Staff's opinion that the applicant's proposal is not in conformity with the policy and intent of the *Cobb County Comprehensive Plan*. This type of use is intended for Industrial areas, not Neighborhood Activity Centers.

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.