



**APPLICANT:** CRP Oakmont Hartman Road, L.L.C.  
(404) 869-9990

**REPRESENTATIVE:** John H. Moore (770) 429-1499  
Moore Ingram Johnson & Steele, LLP

**TITLEHOLDER:** J&E Bob White Associates, LLC; Savta & Saba,  
LLC; and The Minor's Trust for the Benefit of Frederick Michael Lansky  
dated July 29, 1993

**PROPERTY LOCATION:** Northeast side of White Road, south of  
Factory Shoals Road.

**ACCESS TO PROPERTY:** White Road

**PHYSICAL CHARACTERISTICS TO SITE:** Undeveloped  
acreage

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-20/Undeveloped acreage
- SOUTH:** HI/Industrial use and undeveloped acreage
- EAST:** LI/Office-Warehouse
- WEST:** LI/Undeveloped acreage and Office/Warehouse

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

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED**        **MOTION BY**         
**REJECTED**        **SECONDED**         
**HELD**        **CARRIED**       

**BOARD OF COMMISSIONERS DECISION**

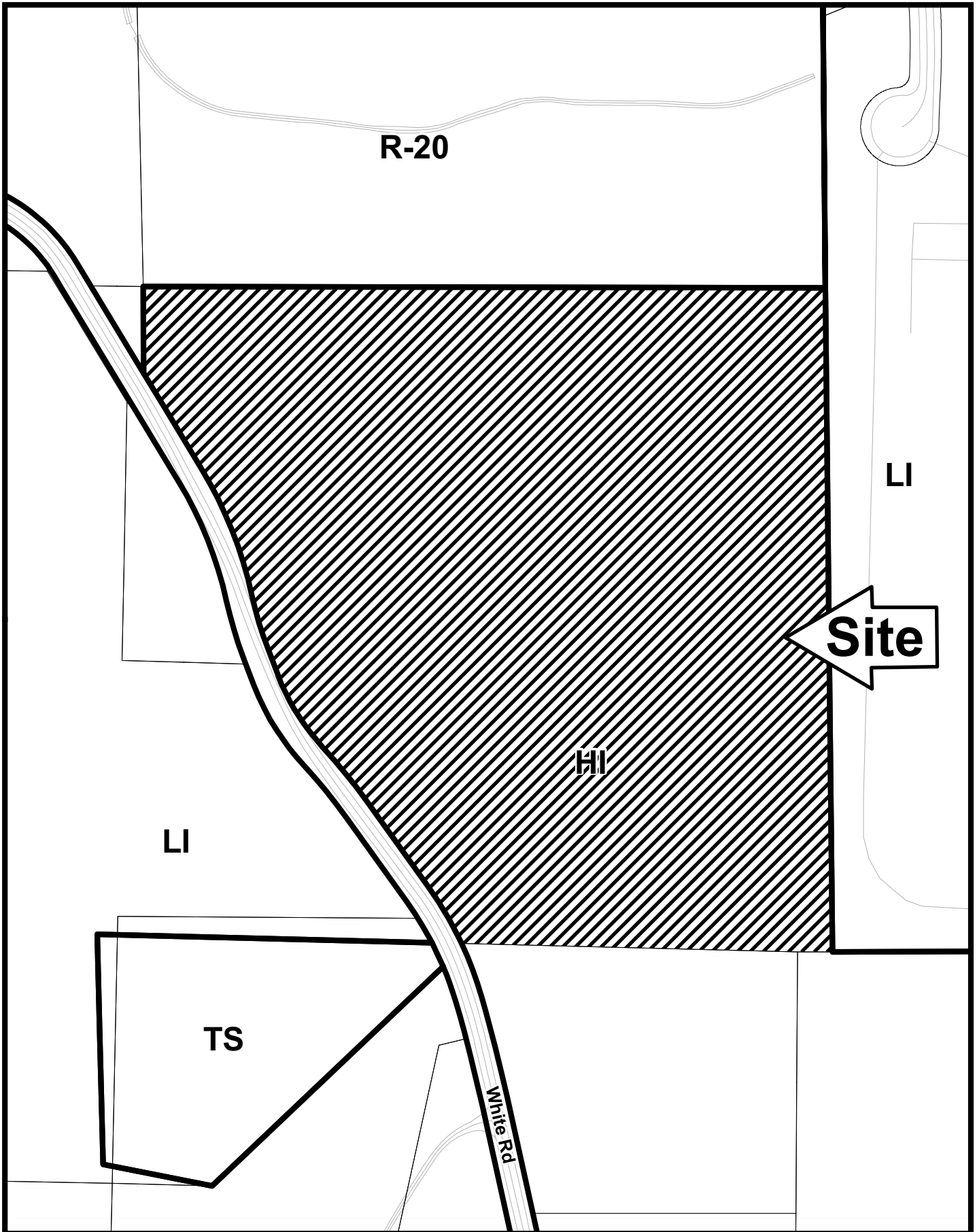
**APPROVED**        **MOTION BY**         
**REJECTED**        **SECONDED**         
**HELD**        **CARRIED**       

**STIPULATIONS:**

**PETITION NO:** Z-16  
**HEARING DATE (PC):** 04-01-14  
**HEARING DATE (BOC):** 04-15-14  
**PRESENT ZONING:** HI, R-20  
**PROPOSED ZONING:** HI  
**PROPOSED USE:** Office/Warehouse  
**SIZE OF TRACT:** 38.49 acres  
**DISTRICT:** 18  
**LAND LOT(S):** 684, 702  
**PARCEL(S):** 2  
**TAXES: PAID** X **DUE**         
**COMMISSION DISTRICT:** 4



# Z-16



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

0 200 400 Feet



City Boundary  
Zoning Boundary

**APPLICANT:** CRP Oakmont Hartman Road, LLC

**PETITION NO.:** Z-16

**PRESENT ZONING:** HI, R-20

**PETITION FOR:** HI

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**ZONING COMMENTS:**

**Staff Member Responsible:** Jason A. Campbell

**Land Use Plan Recommendation:** Priority Industrial Area (PIA) Sub-category Industrial

**Proposed Number of Buildings:** 1 **Total Square Footage of Development:** 617,374

**F.A.R.:** 0.368 **Square Footage/Acre:** 16,039.85

**Parking Spaces Required:** 309 **Parking Spaces Provided:** 309

Applicant is requesting the Heavy Industrial zoning category for the development of an office/warehouse building. The building will be tilt-up concrete and glass. The hours of operation will be normal business hours.

Applicant is requesting a simultaneous variance to waive the required 50-foot landscape buffer to 0 feet abutting the R-20 property to the north.

**Cemetery Preservation:** No comment.

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**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:** CRP Oakmont Hartman Road, LLC

**PETITION NO.:** Z-16

**PRESENT ZONING:** HI, R-20

**PETITION FOR:** HI

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**PLANNING COMMENTS:**

The applicant is requesting a rezoning from HI, LI and R-20 to HI for Office/Warehouse. The 42.08 acre site is located on the northeast side of White Road; Terminus of Hartman Industrial Way.

**Comprehensive Plan**

The parcel is within a Priority Industrial Area (PIA) future land use category, with HI, LI and R-20 zoning designations. The purpose of the PIA is to provide protection for industrial areas that can support future job growth for industrial, manufacturing, office/warehouse, technology, biomedical and distribution uses. Typical uses are determined through the PIA and its subcategories. This parcel is located within the sub category Industrial Compatible which can support light industrial, office/warehouse, and distribution uses.

The following professional evaluation and data analysis should be conducted when the Planning Commission and the Board of Commissioners are considering a land use change that alters a PIA property or areas adjacent to PIA properties from its existing Industrial or Industrial Compatible land use category to any other future land use category. In addition, the same professional evaluation and data analysis should be conducted, by the applicant, when the Planning Commission and the Board of Commissioners are requested to consider a zoning change to a PIA property or areas adjacent to PIA properties that alters its zoning designation to one which is not compatible with its existing industrial future land use category (Industrial or Industrial Compatible). Finally, the policy relating to “Adjacency to viable industrial areas” should be considered by the Planning Commission and the Board of Commissioners when a zoning change occurs to a property adjacent to PIA properties:

*Job impacts:* Consider the number of existing and future industrial jobs lost, existing and future job opportunities for residents with less than a four-year degree, and job density at the site.

*Tax Base Impacts:* Evaluate and compare the tax base impacts between potential uses with the existing zoning and the proposed zoning; as well as, comparing tax base impacts to job impacts.

*Viability:* Prioritize developments with immediate uses over potential uses without users lined up.

*Transition:* Consider the cost of transitioning a property from one use to another through zoning. Properties made non-conforming may suffer years of deferred maintenance until a viable use surfaces.

*Adjacency to viable industrial areas:*  
Consider negative impacts of residential users on adjacent and viable industrial sites, such as land price uncertainty and conflicts with residents. If a residential project is being considered adjacent to a PIA site, the Planning Commission and Board of Commissioners should consider requiring additional and enhanced buffering and screening requirements on the residential project in order to protect the residential land users as well as the viability of the adjacent industrial users.

**Master Plan/Corridor Study**

Not applicable.

APPLICANT: CRP Oakmont Hartman Road, LLC

PETITION NO.: Z-16

PRESENT ZONING: HI, R-20

PETITION FOR: HI

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**PLANNING COMMENTS:** (Continued)

**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?

**Incentive Zones**

Is the property within an Opportunity Zone?  Yes  No

The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone?  Yes  No

The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program?  Yes  No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

**Special Districts**

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes  No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes  No

APPLICANT CRP Oakmont Hartman Road, L.L.C.

PETITION NO. Z-016

PRESENT ZONING HI, R-20

PETITION FOR HI

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**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" CI / W side of White Road

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.

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**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: On site along northern property line

Estimated Waste Generation (in G.P.D.): A D F= 7174 Peak= 17935

Treatment Plant: South Cobb

Plant Capacity:  Available  Not Available

Line Capacity:  Available  Not Available

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

Driv 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: Connection to sewer in Hartman Rd Special Assessment Area requires a \$2,400/acre fee, in addition to standard system development fee

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.

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PETITION NO.: Z-16

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**STORMWATER MANAGEMENT COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Chattahoochee River 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: adjacent to stream and stream buffer

- 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 CONDITIONS

- 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 - **Lake Careca**.  
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 receiving streams.



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PETITION FOR: HI

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**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 drained by two small tributaries to the Chattahoochee River. The site is characterized by a ridge line that runs east-west through the upper third of the parcel. The upper third of the site discharges to a stream the flows under Hartman Industrial Way before discharging into Lake Careca approximately 2400 feet downstream of the site. The remainder of the site discharges to the south through another well-defined channel to Riverside Parkway. Average slopes on the site range from 10 to 20%. Due to the split drainage on the site two separate stormwater management facilities will be required.
2. As indicated in the downstream conditions comment section, there is a private lake located downstream of the site. A pre- and post-development sediment survey will be required to evaluate any sediment impact to the lake.

**APPLICANT: CRP Oakmont Hartman Road, L.L.C**                      **PETITION NO.: Z-16**

**PRESENT ZONING: HI, LI, R-20**    **PETITION FOR: HI**

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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
White Road	800	Minor Collector	35 mph	Cobb County	60'
Hartman Industrial Way	N/A	Local	25 mph	Private	N/A

*Based on 2005 traffic counting data taken by Cobb County DOT (White Road).*

**COMMENTS AND OBSERVATIONS**

White Road is classified as a minor 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 east side of White Road, a minimum of 30' from the roadway centerline.

Recommend curb, gutter, and sidewalk along the White Road frontage.

Recommend a deceleration lane for the White Road access.

Recommend a traffic impact study to determine if a left turn lane is needed.

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

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## STAFF RECOMMENDATIONS

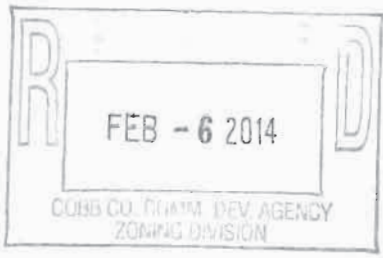
### **Z-16 CRP OAKMONT HARTMAN ROAD, LLC**

- 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 and used as office/warehouses.
- 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 proposed use and development will be similar to what is existing in the 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 in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be in a Priority Industrial Area (PIA), subcategory Industrial land use category. The proposed zoning and use are compatible with the 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 approving the applicant's rezoning proposal. Applicant plans to develop the property for an office/warehouse building similar to other uses and developments in this area.

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

- Revised site plan received by the Zoning Division on February 19, 2014, with the District Commissioner approving minor modifications;
- Atlanta Regional Commission and Georgia Regional Transportation Authority comments and recommendations;
- Fire Department comments and recommendations;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations;
- Department of Transportation 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.**



Application #: Z- 6 (2014)  
PC Hearing Date: 04/01/2014  
BOC Hearing Date: 04/15/2014

## Summary of Intent for Rezoning\*

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

- a) Proposed unit square-footage(s): Not Applicable
- b) Proposed building architecture: Not Applicable
- c) Proposed selling prices(s): Not Applicable
- d) List all requested variances: Not Applicable

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

- a) Proposed use(s): Office/Warehouse
- b) Proposed building architecture: Tilt-Up Concrete and Glass
- c) Proposed hours/days of operation: Normal Business Hours
- d) List all requested variances: None known at this time

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

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.....  
**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). None known at this time

.....  
**Part 5. Is this application a result of a Code Enforcement action? No  Yes  (If yes, attach a copy of the Notice of Violation and/or tickets to this form).**

MOORE INGRAM JOHNSON & STEELE, LLP

Applicant signature: *John H. Moore* BY: John H. Moore Date: February 6, 2014

Applicant name (printed): John H. Moore; Georgia Bar No. 519800  
Attorneys for Applicant and Property Owners

\*Applicant specifically reserves the right to amend any portion of the Summary of Intent for Rezoning, or any other part of the Application for Rezoning, at any time during the rezoning process. *Revised August 21, 2013*

RECEIVED  
FEB - 6 2014  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



Hartman Road Speculative Project  
Conceptual Rendering

Z-16 (2014)  
Rendering

1/14/2014