

METRO WHEELS

Gaskins
ENGINEERING & ARCHITECTURE - CIVIL ENGINEERING

SECTION 2, 2ND SECTION, GEORGIA

SHEET TITLE
SITE & UTILITY
PLAN



PROJECT NO. 14-001
DATE: 05/14/10
ISSUED FOR CONSTRUCTION

ISSUED FOR CONSTRUCTION



LOCATION MAP 1" = 1000'

- SITE NOTES:**
1. TOTAL AREA = 4.30 AC
 2. TOTAL IMPERVIOUS AREA = 0.20 AC
 3. TOTAL PERMEABLE AREA = 4.10 AC
 4. TOTAL BUFFER AREA = 0.10 AC
 5. TOTAL ADDITIONAL LAND TO BE COMPENSATED = 0.05 AC
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- CONSTRUCTION NOTES:**
1. RETAINING WALLS TO BE CONSTRUCTED AS PER DETAIL DRAWINGS.
 2. ALL EXCAVATIONS TO BE PROTECTED BY SHIELDING.
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IMPERVIOUS AREA CALCULATION

TOTAL IMPERVIOUS AREA BY DISTURBED AREA	0.20 AC
TOTAL IMPERVIOUS AREA BY DISTURBED AREA	0.95 AC
TOTAL IMPERVIOUS AREA BY DISTURBED AREA	0.75 AC

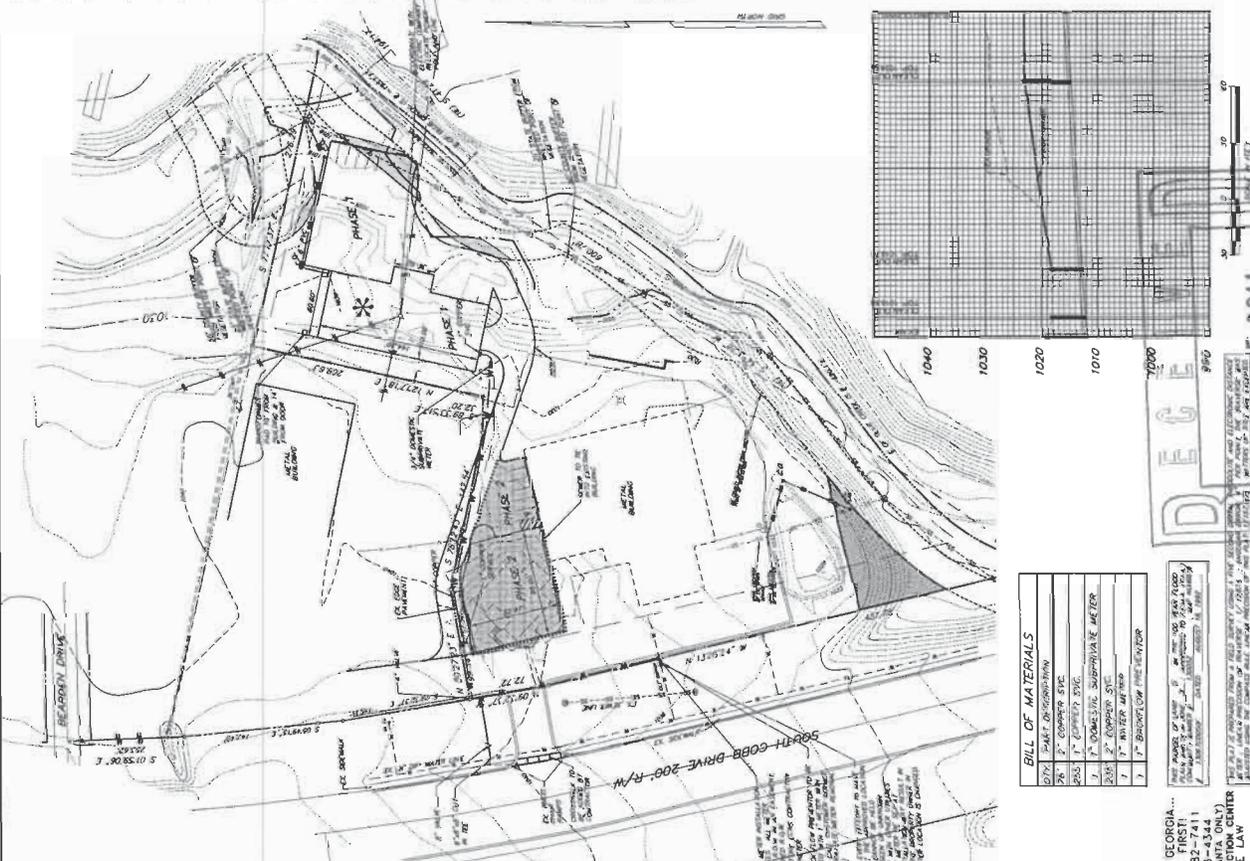
PARKING DATA

BLDG	50 FT REQ'D PKG	PRDP	PKG
A	6024	5	12
B	7024	4	12

BUFFER DATA

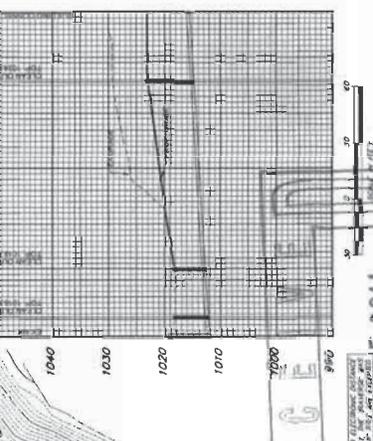
PROPOSED COUNTY BUFFER TO BE DISTURBED	0.05 AC
ADDITIONAL LAND TO BE COMPENSATED	0.10 AC

24 HR PHONE & EMERGENCY CONTACT:
770-421-0040



LEGEND

PROPOSED DRIVE	EXISTING DRIVE
PROPOSED SIDEWALK	EXISTING SIDEWALK
PROPOSED BIKEWAY	EXISTING BIKEWAY
PROPOSED PATH	EXISTING PATH
PROPOSED FENCE	EXISTING FENCE
PROPOSED SIGN	EXISTING SIGN
PROPOSED LIGHT	EXISTING LIGHT
PROPOSED UTILITY	EXISTING UTILITY
PROPOSED TREE	EXISTING TREE
PROPOSED PLANT	EXISTING PLANT
PROPOSED WALL	EXISTING WALL
PROPOSED CURB	EXISTING CURB
PROPOSED DRIVE	EXISTING DRIVE
PROPOSED SIDEWALK	EXISTING SIDEWALK
PROPOSED BIKEWAY	EXISTING BIKEWAY
PROPOSED PATH	EXISTING PATH
PROPOSED FENCE	EXISTING FENCE
PROPOSED SIGN	EXISTING SIGN
PROPOSED LIGHT	EXISTING LIGHT
PROPOSED UTILITY	EXISTING UTILITY
PROPOSED TREE	EXISTING TREE
PROPOSED PLANT	EXISTING PLANT
PROPOSED WALL	EXISTING WALL
PROPOSED CURB	EXISTING CURB



DECEMBER 15, 2014
CORR. CO. COMM. DEV. AGENCY
ZONING DIVISION



IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
(METRO ATLANTA ONLY)
UTILITIES PROTECTION CENTER
IT'S THE LAW

APPLICANT: Tim Gowens

PETITION NO: Z-51

PHONE#: (404) 502-2643 **EMAIL:** tim@metrowheels.net

HEARING DATE (PC): 07-01-14

REPRESENTATIVE: Tim Gowens

HEARING DATE (BOC): 07-15-14

PHONE#: (404) 502-2643 **EMAIL:** tim@metrowheels.net

PRESENT ZONING: GC, CF, R-20

TITLEHOLDER: Timothy Gowens and Valerie Gowens; Fleet Sales and Services, L.L.C.

PROPOSED ZONING: GC

PROPERTY LOCATION: East side of South Cobb Drive; south of Leader Road (1087 and 1093 South Cobb Drive).

PROPOSED USE: Auto Wheel Sales, Repair and Auto Sales

ACCESS TO PROPERTY: South Cobb Drive

SIZE OF TRACT: 4.00 acres

PHYSICAL CHARACTERISTICS TO SITE: Existing commercial buildings

DISTRICT: 17

LAND LOT(S): 222

PARCEL(S): 31, 47

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** GC/ Harmon's Used Cars, Pawn Mart
- SOUTH:** GC, LI/ VT Automotives, Imopr Service, Self Storage facility
- EAST:** R-20, GC/ Mobile Home Park
- WEST:** GC/ Atlanta Carland

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

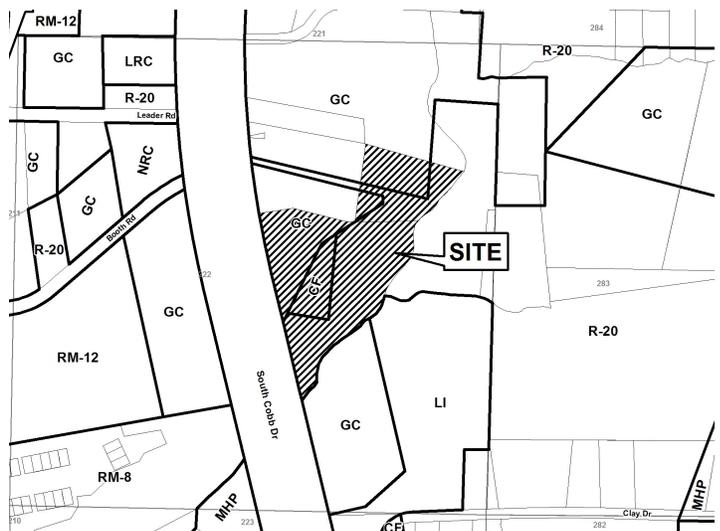
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

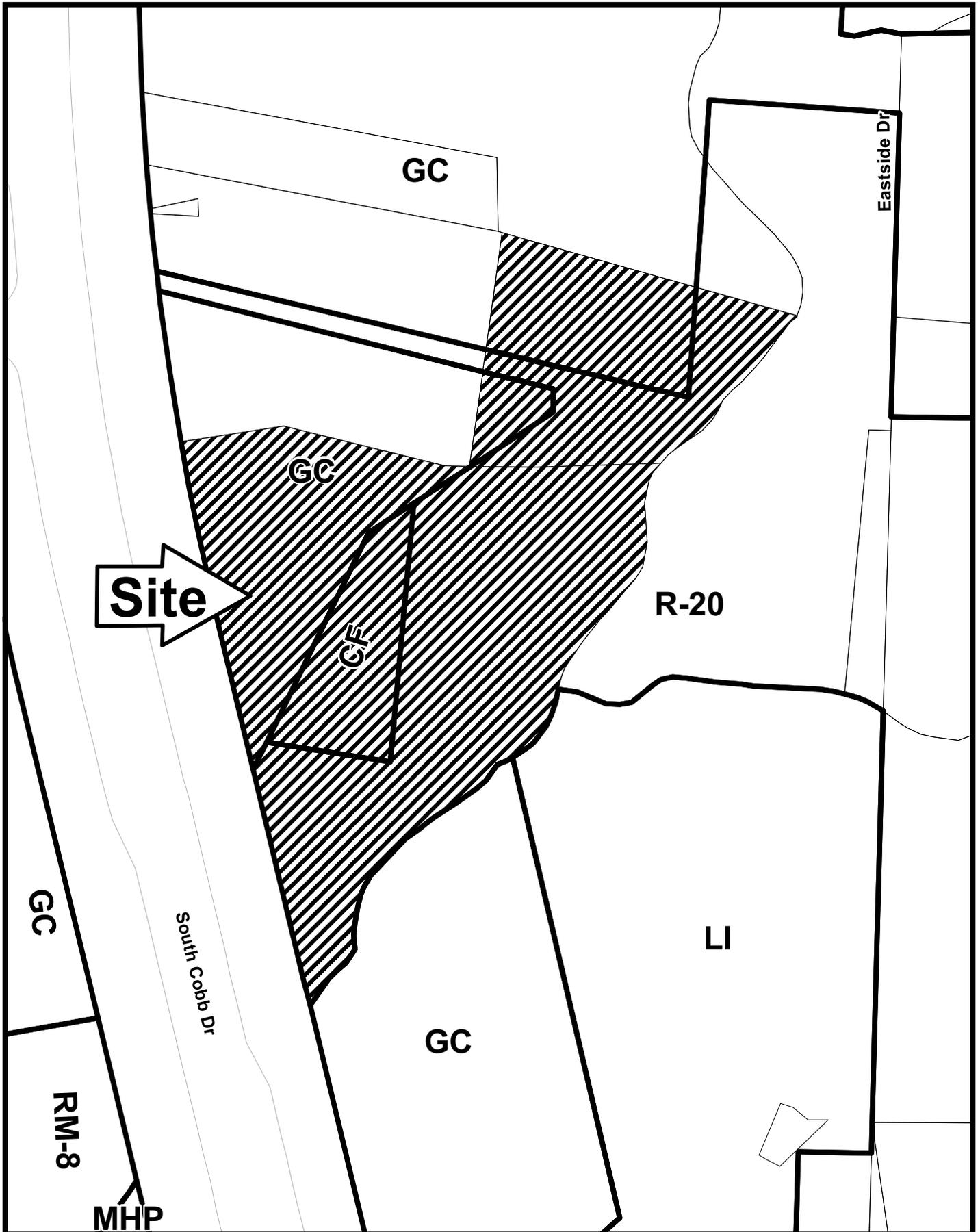
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

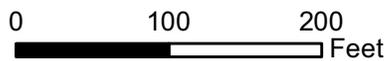
STIPULATIONS:



Z-51



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Tim Gowens

PETITION NO.: Z-51

PRESENT ZONING: GC, CF, R-20

PETITION FOR: GC

ZONING COMMENTS:

Staff Member Responsible: John Pederson

Land Use Plan Recommendation: Community Activity Center (CAC)

Number of Buildings (existing): 2 **Total Square Footage of Development:** 16,651

F.A.R.: 0.10 **Square Footage/Acre:** 4,162

Parking Spaces Required: 47 **Parking Spaces Provided:** 65

The applicant is requesting the GC zoning district in order to bring this property into compliance with the Zoning Code, and to operate a used car lot (see SLUP-13 on this agenda). The property currently has three zoning districts which are: GC on approximately 1.5 acres, CF on approximately 0.41 acres and R-20 on approximately 2.09 acres. Metro Wheels currently operates out of the building closest to South Cobb Drive, which specializes in wheels and tires. Metro Wheels also operates a light auto repair component. A proposed new component would be for used vehicle sales on the property. There is approximately 45,000 square feet of paved area on the property in which used vehicle could be parked. The property contains the necessary minimum of one acre of paved surface for parking of vehicles and the existing structure has ample bays in which to conduct the proposed automobile repair services.

Cemetery Preservation: No comment.

APPLICANT: Tim Gowens

PETITION NO.: Z-51

PRESENT ZONING: GC, CF, R-20

PETITION FOR: GC

FIRE COMMENTS:

ACCESS: 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.

GATE: Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. Gate shall be swing or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access (Knox Switch). Emergency opening devices shall be approved by the Cobb County Fire Marshal's Office. (Cobb County Development Standards 401.08.02.1)

APPLICANT: Tim Gowens
PRESENT ZONING: GC, CF, R-20

PETITION NO.: Z-51
PETITION FOR: GC

PLANNING COMMENTS:

The applicant is requesting a rezoning from GC, CF and R-20 to GC for auto wheel sales, repair and auto sales. The 4 acre site is located on the east side of South Cobb Drive; south of Leader Road.

Comprehensive Plan

The parcel is within a Community Activity Center (CAC) future land use category, with a GC, CF and R-20 zoning designations. The purpose of the CAC category is for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department 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?

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.

For more information on incentives, please call the Office of Economic Development at 770.528.2607 or find information online at <http://economic.cobbcountyga.gov>.

Special District

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 Tim Gowens

PETITION NO. Z-051

PRESENT ZONING GC, CF, R-20

PETITION FOR GC

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 / E side of South Cobb Drive

Additional Comments: Existing water customer(s)

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: on site(s)

Estimated Waste Generation (in G.P.D.): A D F= 312 Peak= 780

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

Drv 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 Existing sewer customer(s)
Comments:

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: Tim Gowens

PETITION NO.: Z-51

PRESENT ZONING: GC, CF, R-20

PETITION FOR: GC

STORMWATER MANAGEMENT COMMENTS

No site improvements are proposed at the present time. Any future improvements or redevelopment must meet current Stormwater Management requirements.

APPLICANT: Tim Gowens

PETITION NO.: Z-51

PRESENT ZONING: GC, CF, R-20

PETITION FOR: GC

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
South Cobb Drive	37,600	Arterial	45 mph	Georgia DOT	100'

Based on 2008 traffic counting data taken by Cobb County DOT (South Cobb Drive)

COMMENTS AND OBSERVATIONS

South Cobb Drive is classified as an arterial and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend a deceleration lane for the South Cobb Drive access upon redevelopment.

Recommend GDOT permits for an encroachment upon the state right-of-way.

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

STAFF RECOMMENDATIONS

Z-51 TIM GOWENS

- 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. The area contains many automobile related business, including used car lots.
- 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 applicant's proposal would be consistent with other properties 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 within a Community Activity Center.
- 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 applicant's proposal would be consistent with, and compatible to other commercial properties in the area. The applicant's proposal would help to establish conforming zoning districts for the actual use. The applicant meets the minimum zoning requirements for the proposed uses.

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

- Site plan received by the Zoning Division May 5, 2014, with the District Commissioner approving minor modifications to site layout;
- Used vehicle sales for the applicant only (any other user to be approved by the Board of Commissioners);
- No junk or inoperative vehicles kept on site;
- No repossessed vehicles kept on site;
- No outdoor storage (except for designated area behind the building);
- No parking or unloading vehicles in the Right-of-way;
- All vehicle repairs be done inside of building;
- All exterior lighting be designed to eliminate any stray light onto adjacent properties;
- No outdoor speakers or pagers;
- Water and Sewer comments;
- Stormwater Management comments;
- Fire Department comments; and
- DOT 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.



Application #: Z-51
PC Hearing Date: 7-7-14
BOC Hearing Date: 7-15-14

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): Approximate 8,200 existing
- b) Proposed building architecture: N/A Existing
- c) Proposed selling prices(s): N/A
- d) List all requested variances: N/A

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

- a) Proposed use(s): Existing auto wheel sales + repair; proposed auto sales
- b) Proposed building architecture: N/A - Existing
- 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)

Existing uses - split zoned

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). N/A

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).

Applicant signature: _____ Date: 5-1-14

Applicant name (printed): Valerie Jowers



Impact Analysis

1093 & 1087 South Cobb Drive

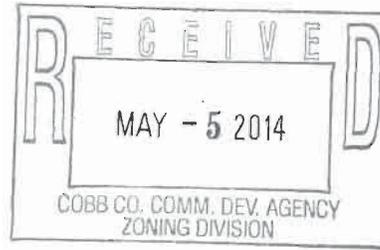
- (a) Zoning Proposal permits a use that is suitable in view of adjacent and nearby properties along South Cobb Drive that are developed with other auto related uses.
- (b) Zoning Proposal is a long time existing use; therefore will not adversely affect the existing use or usability of adjacent or nearby property.
- (c) Zoning Proposal is a long time existing use with a split zoning; some of the split zoning districts do not allow for a specific use (CF) resulting in property not having a reasonable economic use as currently zoned.
- (d) Zoning Proposal is a long time existing use; therefore will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
- (e) Zoning Proposal is consistent with future land use designation of Community Activity Center (CAC).
- (f) Zoning Proposal is a long time existing use which give supporting grounds for approval of the proposal.

Metro Wheels and Accessories

To whom it may concern: INCORPORATED

770-423-0440 / 1093 South Cobb Drive / Marietta, Georgia 30060

Hello



I am the owner of Metro Wheels and Accessories Inc. located at 1093 South Cobb Drive – Marietta Ga. 30060. I am attempting to correct the zoning maps with Cobb County and the Commissioners so that the property located at 1093 south Cobb Drive – Marietta Georgia is consistent and that it reflect the proper zoning of General Commercial. There are areas within the zoning maps that need to be updated so as to reflect this proper land use. Most of the property is already zoned GC – but we are attempting to create continuity and consistency with its Zoning. Attached is a copy of the application.

Sincerely

 5-1-14

Tim Gowens – Metro Wheels and Accessories Incorporated

Your Neighbor