

**RKS Consulting Group**  
1115 Peachtree St. NE, Suite 400  
Atlanta, GA 30309  
Phone: 404.525.1234  
Fax: 404.525.1235  
www.rksconsulting.com

**GEORGIA**  
DEPARTMENT OF TRANSPORTATION  
1715 Peachtree St. NE, Suite 1000  
Atlanta, GA 30309  
Phone: 404.637.6200  
www.gadot.gov

Issue Date: \_\_\_\_\_  
Project #: \_\_\_\_\_  
Drawn by: \_\_\_\_\_  
Designed by: \_\_\_\_\_  
Checked by: \_\_\_\_\_  
Scale: 1" = 20'  
North Arrow:

Sheet Description:  
**REZONING PLAN**  
**C-100**

**GENERAL NOTES**

1. THE PROPOSED ACTIVITIES SHALL COMPLY WITH COBB COUNTY DEVELOPMENT REGULATIONS (LATEST EDITION).
2. SIDEWALKS TO BE PROVIDED AND BUILT IN ACCORDANCE WITH THE COBB COUNTY LAND DEVELOPMENT REGULATIONS (LATEST EDITION). ALL PROPOSED SIDEWALKS SHALL MEET ADA REQUIREMENTS.
3. BUFFERING AND SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH COBB COUNTY LAND DEVELOPMENT CODE.
4. OPERATION AND MAINTENANCE OF THE STORMWATER AREAS PERFORMED BY THE PRIVATE OWNER.
5. SITE ACCESS HAS BEEN DESIGNED FOR EMERGENCY AND PARAMOUNT VEHICLES.
6. SOLID WASTE COLLECTION SHALL BE BY DUMPSTER PICK-UP AS APPLICABLE.
7. ALL EASEMENTS SHALL BE DEDICATED TO THE APPROPRIATE ENTITY.
8. WATER AND WASTEWATER ARE PROVIDED BY COBB COUNTY.
9. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE BASED ON SURVEY DATA.
10. NO BUFFERS PRESENT ON SITE.
11. THERE ARE NO WETLANDS PRESENT ON SITE.
12. NO UTILITY EASEMENTS SHOWN TO BE PRESENT ON SITE.
13. NO FLOOD PLAIN EXISTS ON THIS SITE.
14. THERE WERE NO CEMETERIES FOUND DURING THE SURVEY OF THIS SITE.
15. THERE ARE NO WETLANDS PRESENT ON SITE.
16. NO KNOWN ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS ARE PRESENT ON SITE.
17. THERE IS NO FIRE ALARM SYSTEM ON SITE. PROPOSED DETENTION WILL BE FOR SUBSPACES.
18. NO EXISTING STREAMS ARE PRESENT ON SITE.

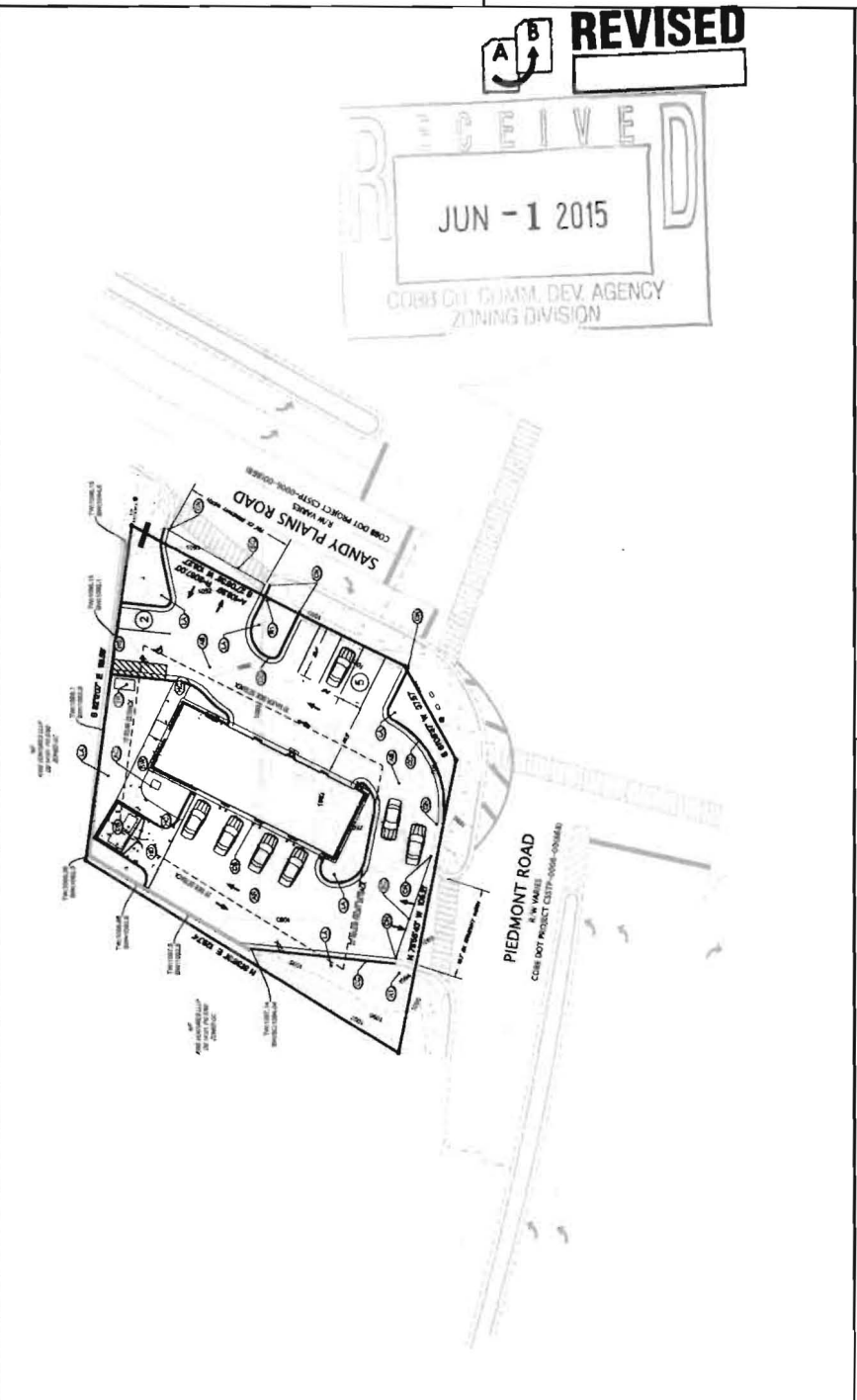
**SITE DATA TABLE**

TOTAL PROPERTY AREA:	103,111 AC (11,834 SF)
ADDRESS:	1115 PEACHTREE RD
EXIST. ZONING:	GC
PROPOSED ZONING:	NRC
PROPOSED BUILDING USE:	OIL CHANGE FACILITY
TOTAL BUILDING AREA:	1,000 SF
MAX. BUILDING HEIGHT:	5'0"
REG. RETRACTION:	FRONT: 10'00' 47" SIDE: 5'00' 00" REAR: 10'00' 00"
REG. PARKING:	3 BRNCH PER 1000 FLUR 4 PROPOSED SPACES 4 PROPOSED SPACES
PROP. PARKING:	REGULAR: 4 SPACES HANDICAP: 1 SPACE TOTAL PROPOSED: 5 SPACES

<b>EXISTING:</b>	EXISTING BUILDING: 3,000 SF
	EXISTING ASPHALT/CONCRETE PAVEMENT: 10,245 SF
	EXISTING OPEN SPACE: 1,000 SF
	TOTAL SITE AREA: 14,884 SF
<b>EXISTING IMPERVIOUS AREA:</b>	13,247 SF / 14,884 SF = 89.0%
<b>PROPOSED:</b>	PROPOSED BUILDING: 1,000 SF
	PROPOSED ASPHALT/CONCRETE PAVEMENT: 3,700 SF
	PROPOSED OPEN SPACE: 3,184 SF
	TOTAL SITE AREA: 14,884 SF
<b>PROPOSED IMPERVIOUS AREA:</b>	11,000 SF / 14,884 SF = 73.9%

**VARIANCES**

1. RETRACT VARIANCE - WE WOULD LIKE TO ASK FOR A VARIANCE TO THE 10' FRONT SETBACK. THE 10' FRONT SETBACK DOES NOT ALLOW CUSTOMERS TO LEAVE THEIR CARS DURING SERVICE. ONLY 7 PARKING SPACES ARE NEEDED.
2. PARKING REDUCTION VARIANCE - THE FACILITY DOES NOT ALLOW CUSTOMERS TO LEAVE THEIR CARS DURING SERVICE. ONLY 7 PARKING SPACES ARE NEEDED.



LOCATION MAP

**SITE SYMBOLS LEGEND**

- (1) CONCRETE AC PAD
- (2) MEDIUM DUTY ASPHALT PARKING AREA
- (3) CONCRETE MOLLARD
- (4) 3" CURB & CUTTER
- (5) PROPOSED CONNECTION TO EXISTING CURB LOCATION
- (6) PROPOSED DUMPSTER
- (7) HANDICAP PARKING RAMP
- (8) 6" THICK HEAVY DUTY CONCRETE PAD
- (9) HANDICAP PARKING SIGN
- (10) LANDSCAPE AREA
- (11) PROPOSED STOP SIGN (R-1)
- (12) EX. PAVEMENT SAWCUT LIMITS
- (13) PROPOSED 3" WHITE STOP BAR
- (14) CONCRETE SIDEWALK (18" x 18" x 6")
- (15) 4" THICK CONCRETE TRANSFORMER PAD

**APPLICANT:** Take 5 Oil Change

**PETITION NO:** Z-69

**PHONE#:** (504) 837-0670 **EMAIL:** henry@take5oilchange.com

**HEARING DATE (PC):** 07-07-15

**REPRESENTATIVE:** Peter J. Frey

**HEARING DATE (BOC):** 07-21-15

**PHONE#:** (504) 837-0670 **EMAIL:** henry@take5oilchange.com

**PRESENT ZONING:** GC

**TITLEHOLDER:** Petroleum Realty II, LLC

**PROPOSED ZONING:** NRC

**PROPERTY LOCATION:** Northwest intersection of Piedmont Road and Sandy Plains Road (1913 Piedmont Road).

**PROPOSED USE:** Light Auto Repair

**ACCESS TO PROPERTY:** Piedmont Road and Sandy Plains Road

**SIZE OF TRACT:** 0.38 acre

**PHYSICAL CHARACTERISTICS TO SITE:** Carwash

**DISTRICT:** 16

**LAND LOT(S):** 595

**PARCEL(S):** 35

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** GC and CRC/The Shops at Village Green

**SOUTH:** R-20/Sprayberry High School

**EAST:** NRC/Walgreens

**WEST:** GC/Casual Image

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

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

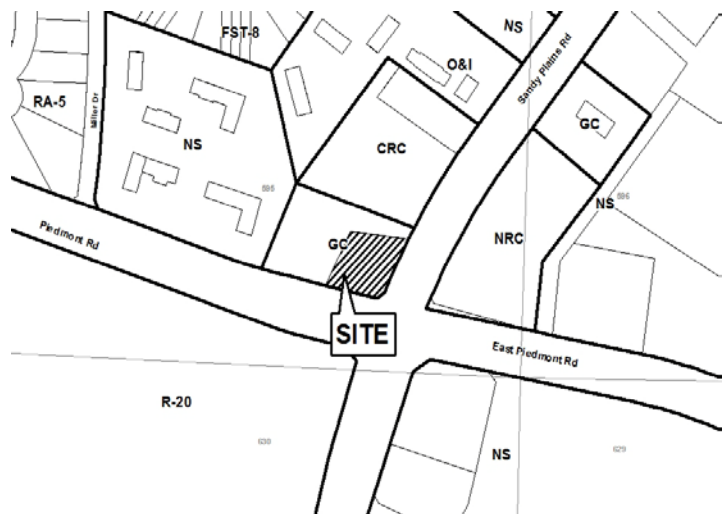
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

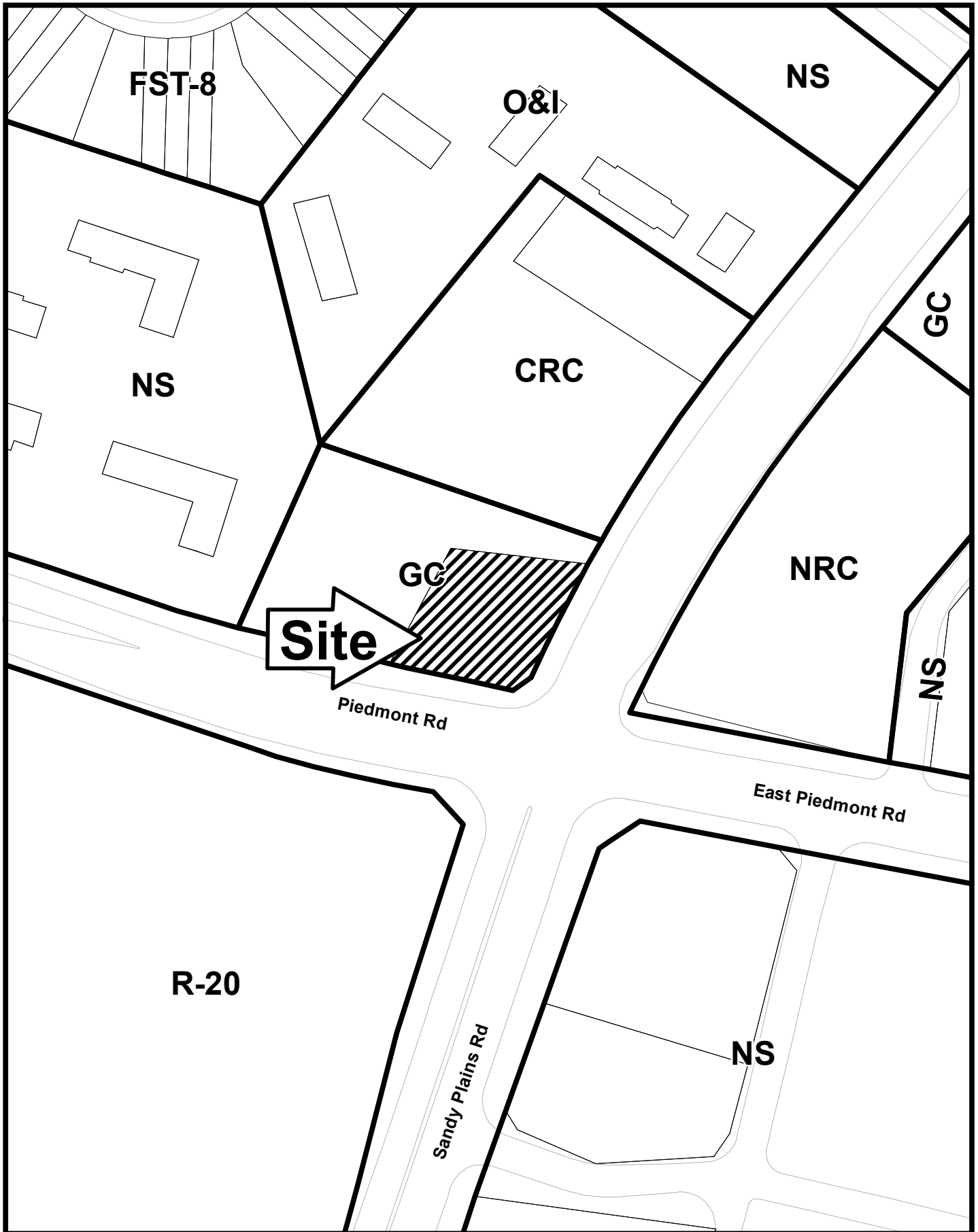
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

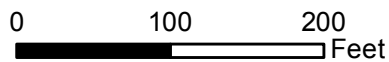
**STIPULATIONS:**





# Z-69



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Take 5 Oil Change

**PETITION NO.:** Z-69

**PRESENT ZONING:** GC

**PETITION FOR:** NRC

\*\*\*\*\*

**ZONING COMMENTS:**

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

**Land Use Plan Recommendation:** Neighborhood Activity Center (NAC)

**Proposed Number of Buildings:** 1      **Total Square Footage of Development:** 1,905

**F.A.R.:** 0.128      **Square Footage/Acre:** 5,586

**Parking Spaces Required:** 18      **Parking Spaces Provided:** 7

Applicant is requesting the Neighborhood Retail Commercial zoning category in order to develop an oil changing facility. The proposed architecture will be wood frame structure, brick and stucco exterior. The hours of operation are 7 a.m. until 8 p.m., Monday through Friday, 7 a.m. until 7 p.m. on Saturday and 9 a.m. until 5 p.m. on Sunday. There will be a maximum of six employees. The existing building, canopy and tanks will be removed.

The proposed plan will require the following contemporaneous variances to have the new building in the same location as the existing building:

1. Waiving the front setback from the required 50 feet to 25 feet along Piedmont Road;
2. Waiving the rear setback along the northern property line from the required 30 feet to 10 feet;
3. Waiving the maximum impervious coverage for properties in the NAC land use category from the maximum of 75% to 78%;
4. Waiving the minimum lot size from the required 20,000 square feet to 14,854 square feet; and
5. Waive required parking from 18 parking spaces to 7 parking spaces.

**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.

\*\*\*\*\*

**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:** Take 5 Oil Change

**PETITION NO.:** Z-69

**PRESENT ZONING:** GC

**PETITION FOR:** NRC

\*\*\*\*\*

**PLANNING COMMENTS:**

The applicant is requesting a rezoning from GC to NRC for purpose of light automotive repair use. The .38 acre site is located at the northwest intersection of Piedmont Road and Sandy Plains Road (1913 Piedmont Road)

**Comprehensive Plan**

The parcel is within a Neighborhood Activity Center (NAC) future land use category, with GC zoning designations. The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

**Adjacent Future Land Use**

North: Neighborhood Activity Center (NAC)  
East: Across Sandy Plains Road - Community Activity Center (CAC)  
South: Across Piedmont Road – Public Institutional (PI)  
West: Neighborhood Activity Center (NAC)

**Master Plan/Corridor Study**

N/A

**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? N/A

**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 Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

**APPLICANT:** Take 5 Oil Change

**PETITION NO.:** Z-69

**PRESENT ZONING:** GC

**PETITION FOR:** NRC

\*\*\*\*\*

<b>PLANNING COMMENTS:</b> <b>Continued</b>
---

**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

Is this property within the Six Flags Special Service District?

Yes       No

APPLICANT Take 5 Oil Change

PETITION NO. Z-069

PRESENT ZONING GC

PETITION FOR NRC

\*\*\*\*\*

**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): 6" DI / N side of Shallowford Rd

Additional Comments: Existing sewer customer

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

Estimated Waste Generation (in G.P.D.): A D F= +0 Peak= +0

Treatment Plant: Sutton

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 Comments: Existing sewer customer. No increase expected in wastewater volume

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: Take 5 Oil Change

PETITION NO.: Z-69

PRESENT ZONING: GC

PETITION FOR: NRC

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Sewell Mill 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 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 \_\_\_\_\_.  
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 system.



APPLICANT: Take 5 Oil Change

PETITION NO.: Z-69

PRESENT ZONING: GC

PETITION FOR: NRC

\*\*\*\*\*

**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 parcel is located at the northwest corner of Sandy Plains and Piedmont Roads. The site was previously a gas station and is currently being operated as a hand car wash facility.
2. Verification of proper removal and EPD closure certification of all underground storage tanks must be provided.
3. Although the site impervious coverage will be reduced from 93% (existing) to 78% (proposed) the site will still require that full stormwater management be provided.

**APPLICANT: Take 5 Oil Change**

**PETITION NO.: Z-69**

**PRESENT ZONING: GC**

**PETITION FOR: NRC**

\*\*\*\*\*

**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
Piedmont Road	11,380	Arterial	45 mph	Cobb	100'
Sandy Plains Road	44,400	Arterial	45 mph	Cobb	100'

*Based on [2015] traffic counting data taken by Cobb County DOT for Piedmont Road  
Based on [2005] traffic counting data taken by Cobb County DOT for Sandy Plains Road*

**COMMENTS AND OBSERVATIONS**

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

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

Recommend replacing disturbed curb, gutter, and sidewalk along the Piedmont Road and Sandy Plains Road frontages.

## STAFF RECOMMENDATIONS

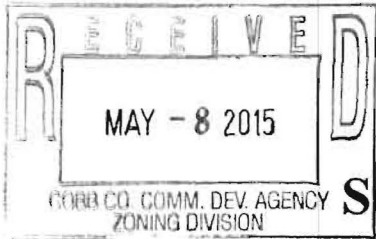
### **Z-69 TAKE 5 OIL CHANGE**

- 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 property has been used as a carwash and a convenience store with fuel sales in the past.
- 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 will have less of an impact than the previous uses located on this property.
- 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 the Neighborhood Activity Center (NAC) land use category. The current GC zoning of the property is not compatible with the NAC land use category and does not allow for any redevelopment after the existing use has been vacated for more than six months. The requested NRC zoning category is compatible with the NAC land use category and the use is permitted under light automotive repair as a permitted use under NRC.
- 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 property has been developed and used for more intense uses under its current GC zoning category. The proposed development will reduce the impervious coverage from its current 93% to 78%

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

- Site plan received by the Zoning Division on June 1, 2015, with the District Commissioner approving minor modifications;
- Allowance of variances as stated in the Zoning comments;
- District Commissioner to approve building architecture;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations; and
- 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.**



Application No. Z-69  
July 2015

# Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): \_\_\_\_\_
  - b) Proposed building architecture: \_\_\_\_\_
  - c) Proposed selling prices(s): \_\_\_\_\_
  - d) List all requested variances: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

- a) Proposed use(s): Light Automotive Repair
  - b) Proposed building architecture: Wood frame structure, brick and stucco exterior
  - c) Proposed hours/days of operation: 7:00 AM to 8:00 PM Mon. thru Fri  
7:00 AM to 7:00 PM Saturday & 9:00 AM to 5:00 PM Sunday
  - d) List all requested variances: Setback Variance to allow frontage road to be Sandy Plains instead  
of Piedmont Rd.  
Parking Variance also requested to reduce parking to 7 spaces instead of the 18 required.
- \_\_\_\_\_
- \_\_\_\_\_

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

Replacing an existing unsightly gas station with a new modern facility, including removing the current  
underground storage tanks (UST). Our new facility will have a lesser impact to the adjacent properties.

\_\_\_\_\_

\_\_\_\_\_

.....  
**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

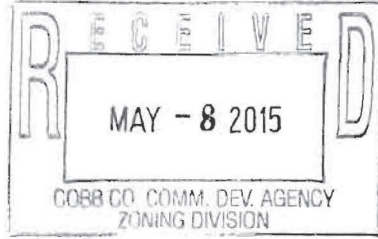
\_\_\_\_\_

ARCHITECTURE

CIVIL ENGINEERING

PROJECT MANAGEMENT

PLANNING



RKS Green Consulting

May 7, 2015

---

## ANALYSIS OF IMPACT

---

Proposed Use: Take 5 Oil Change

Location: 1913 Piedmont Road, Marietta GA

To whom it may concern:

The above mentioned site has been evaluated with a summary of the below evaluations:

- a) This development will present a use that will add in value to the available businesses within this area. There is an existing Advance Auto Parts across the intersection of Sandy Plains and Piedmont Road. This proposed development will help to compliment that store.
- b) This development will not adversely affect the use of adjacent existing properties. There are two existing entrances to this site, one on Sandy Plains and the other on Piedmont. We propose not to disturb the existing entrances so as to not interfere with current traffic flow.
- c) The current use of said tract is as a car wash. The original gas station is closed. There is no reasonable economic use in the properties currently zoned state.
- d) There is no anticipated burden on existing streets, transportation facilities, utilities or schools with this proposed development. This development yields a relatively small amount of traffic volume for the existing streets.
- e) This site is in conformity with the policy and intent of the land use plan. There is an Advance Auto Parts across the street which compliments this proposed use. This site will also reduce area impact by converting from its current use as a car wash to a drive thru oil change model.
- f) The current condition of the existing building on this site is a bit dilapidated and the current use as a car wash is not the original intended use of this site. The existing canopy and old gas pump islands are very close to the existing right of way limit. There are existing gas tanks within the ground on this site. Our development would remove all of the existing gas tanks which could cause a source of pollutant to the groundwater system in this area, buildings and existing asphalt on this site. Our proposed building location would improve visibility at this intersection.

Sincerely,

*Russ Folsom, PE*

770.617.2305

Principal - Civil Division

110 Samaritan Dr. Suite 103  
Cumming, Georgia 30040  
Tel: 770.854.0874 • Fax: 770.854.0876  
www.RKSGreen.com