

APPLICANT: CRP Oakmont Skyline II, L.L.C.

PETITION NO: Z-106

PHONE#: (404) 869-9990 EMAIL: jmoore@mijs.com

HEARING DATE (PC): 12-01-15

REPRESENTATIVE: John H. Moore

HEARING DATE (BOC): 12-15-15

PHONE#: (770) 429-1499 EMAIL: jmoore@mijs.com

PRESENT ZONING LI, R-20

TITLEHOLDER: Multiple titleholders on file in the Zoning Division

PROPOSED ZONING: LI

PROPERTY LOCATION: Southeast intersection of Factory Shoals

Road and Hartman Road

PROPOSED USE: Office/Warehouse

ACCESS TO PROPERTY: Hartman Road

SIZE OF TRACT: 76.45+ acres

DISTRICT: 18

PHYSICAL CHARACTERISTICS TO SITE: Single-family houses
and undeveloped acreage

LAND LOT(S): 609, 610, 683, 684

PARCEL(S): 2, 4, 5, 6, 7, 12, I

TAXES: PAID X DUE

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/Church, Single-family Houses & Undeveloped; LI/House

SOUTH: R-20/Undeveloped; HI/Industrial Building; LI/Industrial Contractor

EAST: LI/Hartman Industrial Center

WEST: R-20/Undeveloped; LI/Industrial/Church, industrial

OPPOSITION: NO. OPPOSED PETITION NO: SPOKESMAN

PLANNING COMMISSION RECOMMENDATION

APPROVED MOTION BY

REJECTED SECONDED

HELD CARRIED

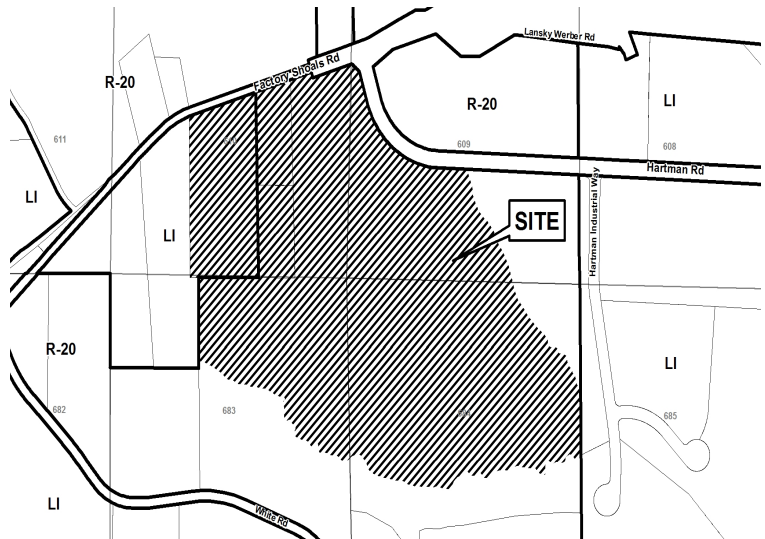
BOARD OF COMMISSIONERS DECISION

APPROVED MOTION BY

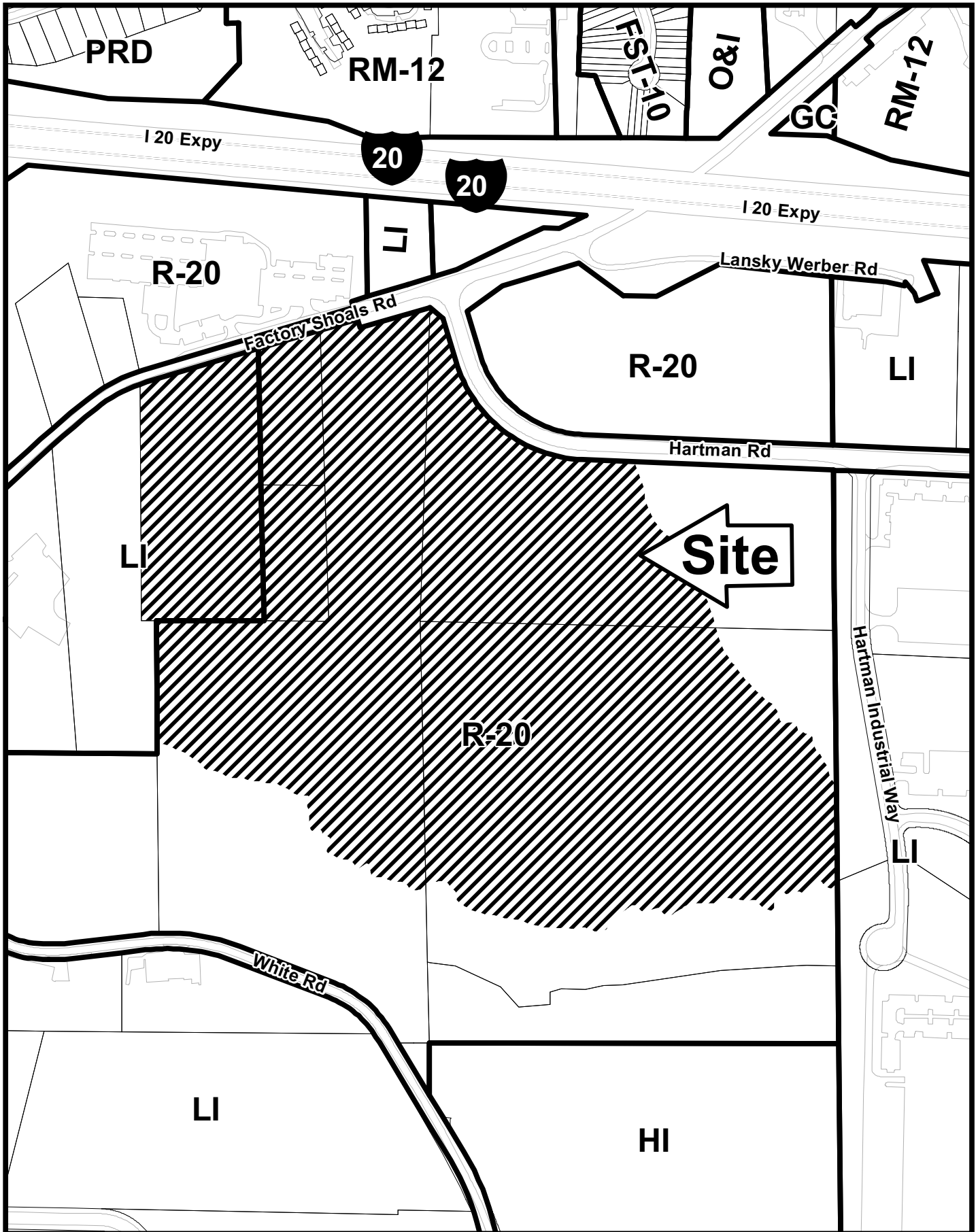
REJECTED SECONDED

HELD CARRIED

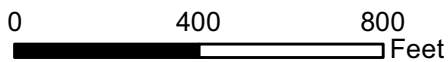
STIPULATIONS:





Z-106



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



-  City Boundary
-  Zoning Boundary

APPLICANT: CRP Oakmont Skyline II, L.L.C.

PETITION NO.: Z-106

PRESENT ZONING: LI, R-20

PETITION FOR: LI

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:** 823,600

F.A.R.: 0.247 **Square Footage/Acre:** 10,773

Parking Spaces Required: 411 **Parking Spaces Provided:** 461

Applicant is requesting the Light Industrial (LI) zoning district 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.

Cemetery Preservation:

No Comment.

FIRE COMMENTS:

No comment. 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 Skyline II, L.L.C.

PETITION NO.: Z-106

PRESENT ZONING: LI, R-20

PETITION FOR: LI

PLANNING COMMENTS:

The applicant is requesting a rezoning from LI and R-20 to LI for the purpose of Office / warehouse. The 76.45 acre site is located on the southeasterly side of Factory Shoals Road, at the intersection with the westerly and southerly sides of Hartman Road.

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary? Yes No
If yes, has the city of _____ been notified? Yes No / N/A

Comprehensive Plan

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 Priority Industrial Area and its subcategories. Allowable Zoning is determined by the Priority Industrial Area subcategories although all PIA sites encourage zoning categories that would allow for the placement of technology and biomedical development and non-polluting manufacturing centers. This site is within the Industrial Compatible subcategory. Industrial Compatible subcategories can support light industrial, office/ warehouse, and distribution uses.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

North: Priority Industrial Area (PIA)
East: Priority Industrial Area (PIA)
South: Priority Industrial Area (PIA)
West: Priority Industrial Area (PIA))

Master Plan/Corridor Study

The property is not located within the boundary of a Plan or Corridor Study

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.

APPLICANT: CRP Oakmont Skyline II, L.L.C.

PETITION NO.: Z-106

PRESENT ZONING: LI, R-20

PETITION FOR: LI

PLANNING COMMENTS: **Continued**

Is the property within an Enterprise Zone? Yes No

The Smyrna-Osborne 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>.

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 CRP Oakmont Skyline II LLC

PETITION NO. Z-106

PRESENT ZONING LI, R-20

PETITION FOR LI

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): 12" DI / S side of Hartman 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.

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= 7,236 Peak= 23,090

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 Comments: Parcel is in the Hartman Rd Special Assessment Area subject to the \$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.

APPLICANT: CRP Oakmont Skyline II, LLC

PETITION NO.: Z-106

PRESENT ZONING: LI, R-20

PETITION FOR: LI

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Chattoochee 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: _____

- 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 existing culvert at Hartman Industrial Way.

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 diagonally through the middle of the parcel. The two streams draining the site converge just upstream of an existing culvert under Hartman Industrial Way before discharging into Lake Careca approximately 2400 feet downstream of the site. Average slopes on the site range from 10 to 20%. Due to the split drainage on the site three separate stormwater management facilities are proposed.
2. As indicated in the downstream conditions comment section, there is a private lake located downstream of the site (Lake Careca). A pre- and post-development sediment survey will be required to evaluate any sediment impact to the lake.

APPLICANT: CRP Oakmont Skyline II, L.L.C.

PETITION NO.: Z-106

PRESENT ZONING: LL, R-20

PETITION FOR: LI

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
Hartman Road	1200	Major Collector	40 mph	Cobb County	80'
Factory Shoals Road	6000	Major Collector	40 mph	Cobb County	80'

*Based on [2006] traffic counting data taken by Cobb County DOT for Hartman Road
Based on [2006] traffic counting data taken by Cobb County DOT for Factory Shoals Road.*

COMMENTS AND OBSERVATIONS

Hartman Road is classified as a major collector and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Factory Shoals Road is classified as a major collector and according to the available information the existing right-of-way does not 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 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 west side of Hartman Road, a minimum of 40' from the roadway centerline.

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 south side of Factory Shoals Road, a minimum of 40' from the roadway centerline.

Recommend curb, gutter, and sidewalk along the Hartman Road and Factory Shoals frontages.

As necessitated by this development, recommend Hartman Road access include deceleration lane.

THIS

PAGE

INTENTIONALLY

LEFT

BLANK

STAFF RECOMMENDATIONS

Z-106 CRP OAKMONT SKYLINE II, L.L.C.

- 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:

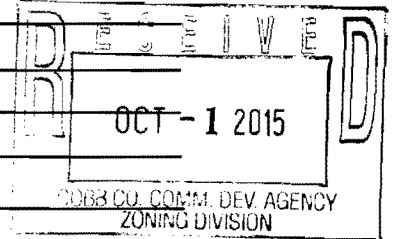
- Site plan received by the Zoning Division on October 1, 2015, with the District Commissioner approving minor modifications;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations;
- Department of Transportation comments and recommendations; 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.

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: _____
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): 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)

.....
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

***Applicant specifically reserves the right to amend any information set forth in the Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.**

REVIEWED
OCT - 1 2015
CORVALLIS COMMUNITY DEVELOPMENT AGENCY
ZONING DIVISION

Z-106 (2015)
Elevations

