

Z-43  
(2016)

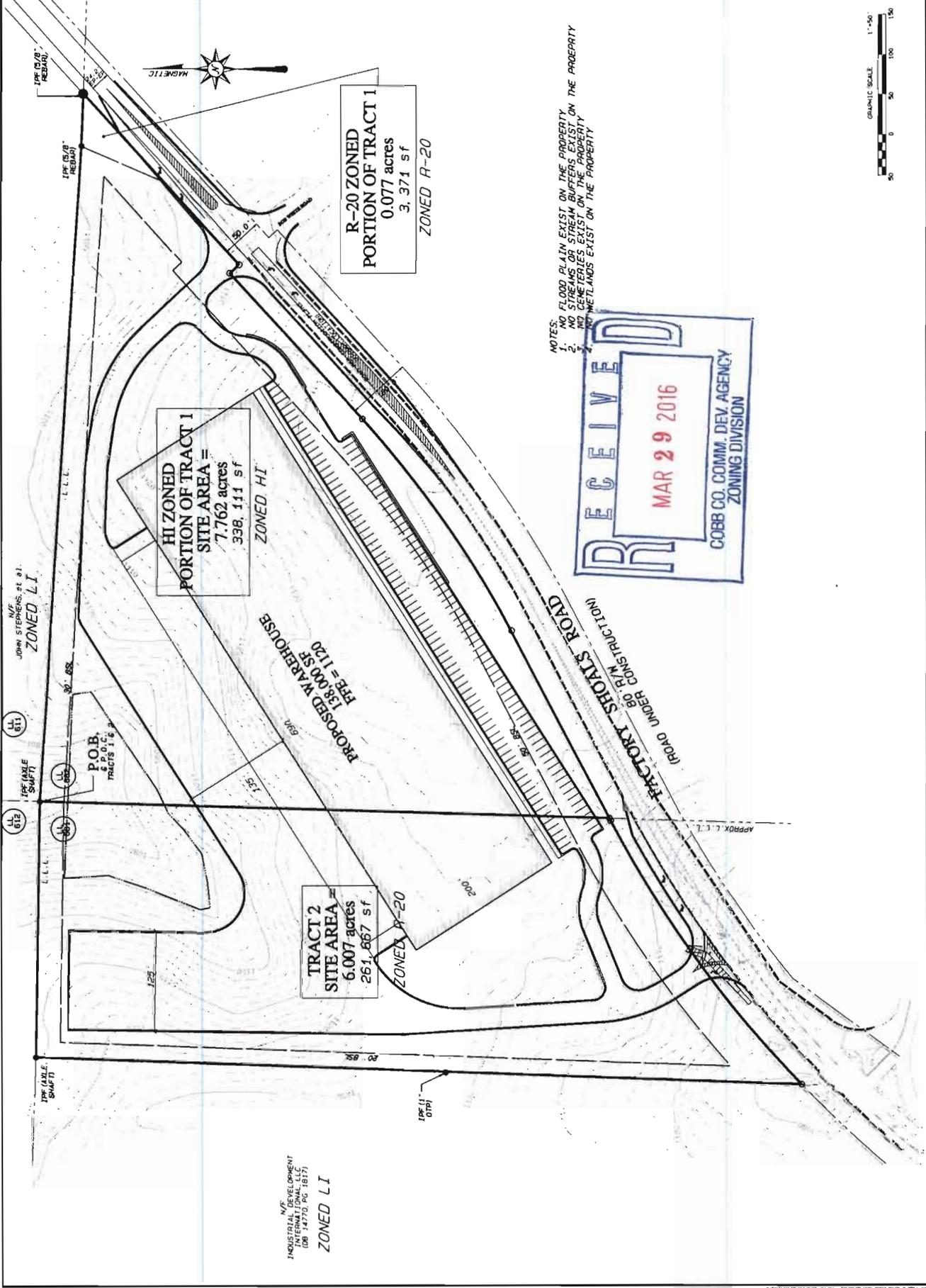
Urban Engineers, Inc.  
1904 MONROE DRIVE, N.E. SUITE 100  
ATLANTA, GEORGIA 30324  
PHONE(404) 878-8874 / FAX(404) 878-8877



REVISIONS	DATE	DESCRIPTION

CONCEPT PLAN  
FACTORY SHOALS LOGISTICS

PROJECT NO.: 21801-3  
DRAWING NO.: C-1  
LAND LOT(S): 881 & 882  
DISTRICT: 18th - 2nd SECT.  
COUNTY: COBB  
SCALE: 1"=50'  
DATE: 2-24-16



- NOTES:
1. FLOOD PLAIN EXIST ON THE PROPERTY.
  2. NO STREAMS OR STREAM BUFFERS EXIST ON THE PROPERTY.
  3. NO CEMETERIES EXIST ON THE PROPERTY.
  4. NO WETLANDS EXIST ON THE PROPERTY.

**RECEIVED**  
MAR 29 2016  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



**APPLICANT:** Urban Engineers, Inc.

**PETITION NO:** Z-43

**PHONE#:** 404-873-5874 **EMAIL:** dwintermeyer@urbanengineers.net

**HEARING DATE (PC):** 06-07-16

**REPRESENTATIVE:** Daniel E. Wintermeyer

**HEARING DATE (BOC):** 06-21-16

**PHONE#:** 404-873-5874 **EMAIL:** dwintermeyer@urbanengineers.net

**PRESENT ZONING** R-20, HI

**TITLEHOLDER:** Factory Shoals Logistics, LLC and Suncap Atlanta #2, LLC

**PROPOSED ZONING:** HI

**PROPERTY LOCATION:** Northwest side of Factory Shoals Road, across from White Road

**PROPOSED USE:** Warehouse

**ACCESS TO PROPERTY:** Factory Shoals Road

**SIZE OF TRACT:** 13.85 acres

**PHYSICAL CHARACTERISTICS TO SITE:** Two (2) existing single family residences

**DISTRICT:** 18

**LAND LOT(S):** 681,682

**PARCEL(S):** 2,4

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** LI/ Undeveloped, wooded
- SOUTH:** LI/ Fedex Distribution Building under construction
- EAST:** R-20/ Undeveloped, wooded
- WEST:** LI/ Undeveloped, wooded

*Adjacent Future Land Use:*

- North: Priority Industrial Area (PIA)
- Southeast: Priority Industrial Area (PIA)
- West: Priority Industrial Area (PIA)

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

**HELD** \_\_\_\_\_ **VOTE** \_\_\_\_\_

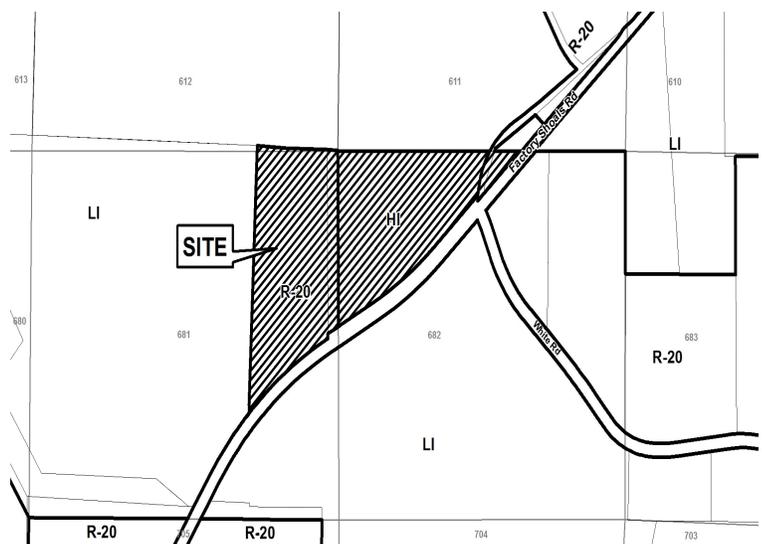
**BOARD OF COMMISSIONERS DECISION**

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

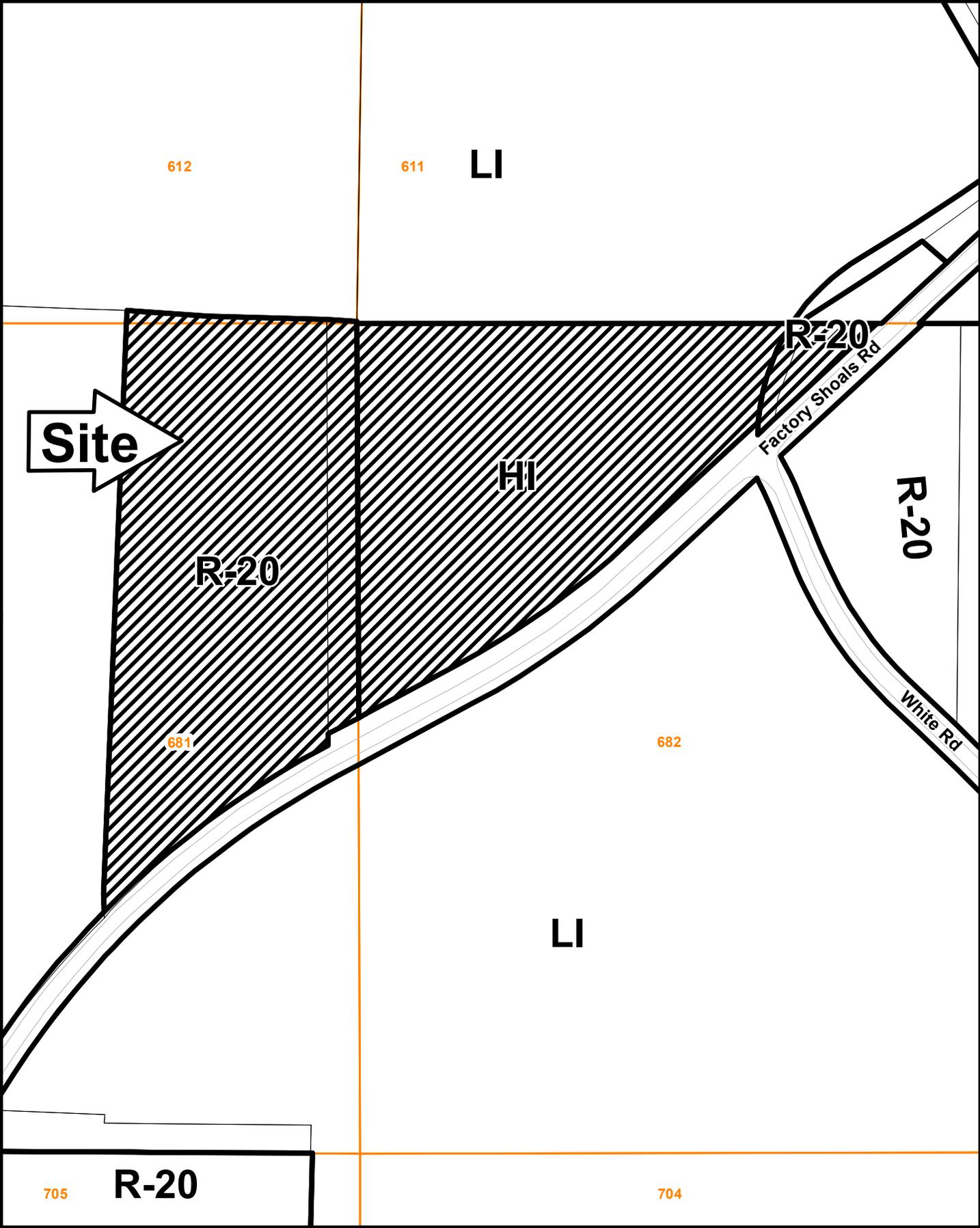
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **VOTE** \_\_\_\_\_

**STIPULATIONS:**



# Z-43-2016 GIS



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: Urban Engineers, Inc.

PETITION NO.: Z-43

PRESENT ZONING: R-20, HI

PETITION FOR: HI

\*\*\*\*\*

**ZONING COMMENTS:**

**Staff Member Responsible:** Terry Martin, MPA

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

**Proposed Number of Buildings:** 1 **Total Square Footage of Development:** 138,000 sq. ft.

**F.A.R.:** 0.23 **Square Footage/Acre:** 9,964 sq. ft.

**Parking Spaces Required:** 69 **Parking Spaces Provided:** 100+

The applicant is requesting a rezoning of the subject property from its current HI heavy industrial district and R-20 single-family residential district zonings to the HI heavy industrial district in order to develop the property for a 138,000 square foot warehouse facility. The proposed architecture will be standard concrete tilt construction. No details regarding hours, etc. are known at this time for this spec facility.

**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: Urban Engineers, Inc.  
PRESENT ZONING: R-20 and HI

PETITION NO.: Z-43  
PETITION FOR: HI

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**PLANNING COMMENTS:**

The applicant is requesting a rezoning from R-20 and HI to HI for the purpose of a warehouse. The 13.923 acre site is located in the northwest side of Factory Shoals 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 parcel is within a Priority Industrial Area (PIA) future land use category, with R-20 and HI zoning designation. 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.

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)  
Southeast: 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.

Is the property within an Enterprise Zone?  Yes  No

The South Cpbb 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.

APPLICANT: Urban Engineers, Inc.

PETITION NO.: Z-43

PRESENT ZONING: R-20 and HI

PETITION FOR: HI

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**PLANNING COMMENTS:** **Continued**

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 NOTE: There are two lots in this application. The lot to the west that is presently zoned R-20 is not in the district and the lot to the east that is presently zoned HI is in the district.

Is the property within the Dobbins Airfield Safety Zone?

Yes  No

If so, which particular safety zone is this property within?

CZ (Clear Zone)  APZ I (Accident Potential Zone I)

APZ II (Accident Potential Zone II)

Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT Urban Engineers, Inc

PETITION NO. Z-043

PRESENT ZONING R-20, HI

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): 12" DI / S side of Factory Shoals

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: \*\* 2,450' NW at Interstate 20

Estimated Waste Generation (in G.P.D.): A D F= 2,760 Peak= 6,900

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

Dry 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: \*\* Development of adjacent parcel to bring public sewer to north P/L and remove the need for offsite sewer easement.

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: Urban Engineers, Inc.

PETITION NO.: Z-43

PRESENT ZONING: R-20, HI

PETITION FOR: HI

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**STORMWATER MANAGEMENT COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Seybert Creek/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: \_\_\_\_\_

- 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 including recently approved Realti Corps Goethe tract project to the north.

**APPLICANT: Urban Engineers, Inc.**

**PETITION NO.: Z-43**

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

**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 tract is located just north of Factory Shoals Road south of I-20 near the County line. Average slopes on the site range from relatively flat at 3% near the road frontage to over 20% at the rear of the parcel. The majority of the site drains to the north through the Goethe tract with approximately 2.7 acres of the southwest corner of the site draining to the southwest.
2. Primary stormwater management will be provided in a master facility located in a natural draw near the northwest corner of the site. An additional pond may be needed at the southwest corner depending on the extent of site grading. This will be addressed in Plan Review.
3. The proposed stormwater management plan must consider downstream conveyance capacity through the adjacent Goethe tract immediately to the north.

**APPLICANT: Urban Engineers, Inc.**

**PETITION NO.: Z-43**

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

**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
Factory Shoals Road	6,000	Major Collector	40 mph	Cobb County	80'

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

**COMMENTS AND OBSERVATIONS**

Factory Shoals Road is classified as a major collector 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 applicant to coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the road widening project along Factory Shoals Road.

Recommend left turn lane to White Road.

## STAFF RECOMMENDATIONS

### **Z-43 URBAN ENGINEERS, INC.**

- 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 requested rezoning to an industrial district is in line with the surrounding development including the under construction FedEx facility which lies directly across Factory Shoals Road.
- 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. While surrounding property is already zoned for industrial usage, it is largely zoned to the LI light industrial district. To ensure compatibility while protecting against heavy manufacturing uses, the subject property may be deleted to the same LI zoning district.
- 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*. The *Plan* not only identifies the subject property to be within an area delineated as IC industrial compatible, it also designates it as a PIA priority industrial area signifying the County's desire to "protect these areas to maintain economic vitality and to enhance the areas capacity to accommodate future growth." The current request meets this desire by seeking to provide for an office/warehouse, distribution center of the like provided for in industrial compatible areas.
- 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 deleting the applicant's rezoning proposal to LI light industrial. Similar to surrounding properties and recent/current development in the area, the applicant is seeking to provide for a 138,000 square foot warehouse facility. The LI district is best suited to allow for the applicant's intended use while ensuring compatibility with those surrounding properties. Likewise, the rezoning to allow for the warehouse use will further the goals of the *Cobb County Comprehensive Plan* in ensuring the protection of a priority industrial area that will be developed for an industrial compatible use such as a warehouse distribution facility.

Based on the above analysis, Staff recommends **DELETION TO LI** subject to the following conditions:

1. Site plan received by the Zoning Division on March 29, 2016;
2. Fire Department comments and recommendations;
3. Water and Sewer Division comments and recommendations;
4. Stormwater Management Division comments and recommendations; and
5. 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.**

June 2016

# Summary of Intent for Rezoning

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

- 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): Warehouse / Industrial Facility
- b) Proposed building architecture: Concrete Tilt
- c) Proposed hours/days of operation: Spec Facility - Hours Unknown
- d) List all requested variances: None

.....  
**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).

\_\_\_\_\_  
 \_\_\_\_\_

March 2, 2016

Cobb County Zoning Department  
Board of Commissioners  
191 Lawrence Street  
3<sup>rd</sup> Floor  
Marietta, Georgia 30060



**Re: Rezoning Request for Parcel ID 18068200040**

To Whom It May Concern:

This letter is to address certain issues pertaining to the rezoning of the above referenced property, located on Factory Shoals Road, just southwest of White Road.

- (a) *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?*

The subject property is surrounded by Industrial zoning, therefore the proposed zoning of heavy industrial is suitable.

- (b) *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property?*

No adverse effect is foreseeable for the adjacent land owners due to the modification from R-20 to Heavy Industrial.

- (c) *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned?*

The property is not economically feasible with the current R-20 zoning due to the mainly industrial usage surrounding the property. The proposed zoning will conform to the area.

- (d) *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

The proposed Heavy Industrial zoning will not adversely affect the infrastructure surrounding the project site.

- (e) *Whether the zoning proposal is in conformity with the policy and intent of the land use plan?*

The proposed zoning does conform to the land use plan.

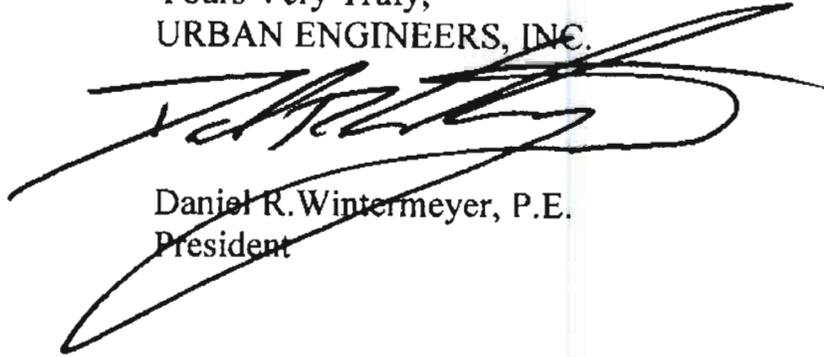
- (f) *Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal?*

The project is under proposed rezoning to allow the property owner to consolidate tracts of land to develop a warehouse distribution facility.

If you have any further questions or concerns, please do not hesitate to contact me.

Sincerely,

Yours Very Truly,  
URBAN ENGINEERS, INC.



Daniel R. Wintermeyer, P.E.  
President