

AERIAL PHOTO  
 NOT TO SCALE

LINE TABLE

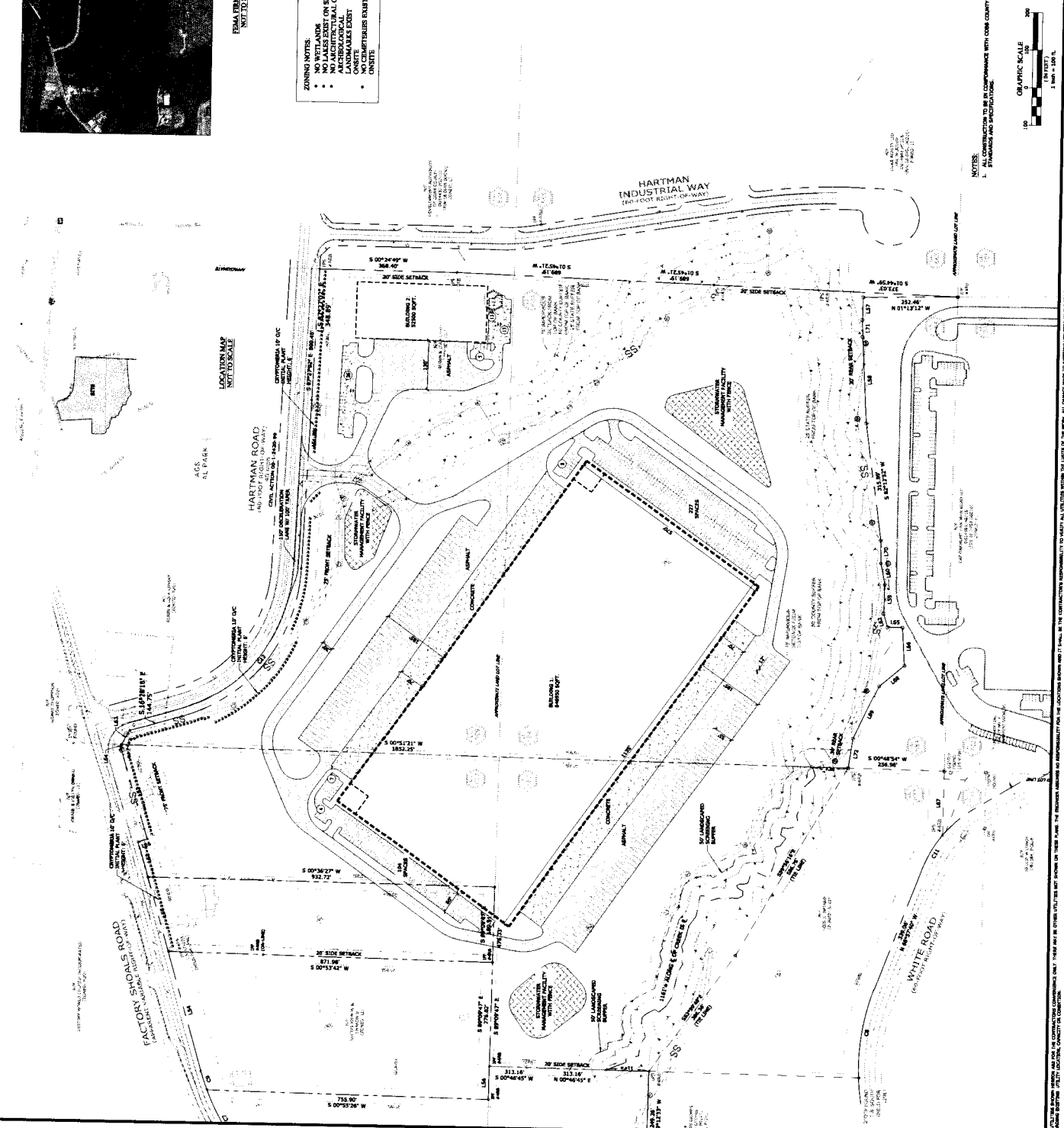
LINE	CONNECTION	LENGTH
L1	N 81°01'30" W	261.17
L2	S 79°13'45" W	97.06
L3	S 79°13'45" W	260.81
L4	S 79°13'45" W	238.39
L5	S 79°13'45" W	204.19
L6	S 89°17'32" E	80.29
L7	S 89°17'32" E	238.39
L8	S 89°17'32" E	238.39
L9	S 89°17'32" E	76.87
L10	S 79°13'45" W	58.82
L11	S 89°17'32" E	82.56
L12	S 79°13'45" W	31.89
L13	S 79°13'45" W	94.89
L14	S 89°17'32" E	5.19
L15	S 89°17'32" E	60.29
L16	S 89°17'32" E	175.85
L17	S 89°17'32" E	82.29
L18	S 89°17'32" E	138.39
L19	S 89°17'32" E	61.39
L20	S 89°17'32" E	48.07
L21	S 89°17'32" E	82.29

- ZONING NOTES:
- NO ARCHITECTURAL OR SIGNAGE
  - NO ARCHITECTURAL OR SIGNAGE ON SITE
  - ON-SITE LANDSCAPE EXIST
  - ON-SITE UTILITIES EXIST

CURVE TABLE

CURVE	INCLIN	ANGLE	CHORD	CONNECTION
C1	113.87	113.87	179.87	S 89°17'32" E
C2	113.87	113.87	179.87	S 89°17'32" E
C3	113.87	113.87	179.87	S 89°17'32" E
C4	113.87	113.87	179.87	S 89°17'32" E
C5	113.87	113.87	179.87	S 89°17'32" E
C6	113.87	113.87	179.87	S 89°17'32" E
C7	113.87	113.87	179.87	S 89°17'32" E
C8	113.87	113.87	179.87	S 89°17'32" E
C9	113.87	113.87	179.87	S 89°17'32" E
C10	113.87	113.87	179.87	S 89°17'32" E
C11	113.87	113.87	179.87	S 89°17'32" E
C12	113.87	113.87	179.87	S 89°17'32" E
C13	113.87	113.87	179.87	S 89°17'32" E
C14	113.87	113.87	179.87	S 89°17'32" E
C15	113.87	113.87	179.87	S 89°17'32" E
C16	113.87	113.87	179.87	S 89°17'32" E
C17	113.87	113.87	179.87	S 89°17'32" E
C18	113.87	113.87	179.87	S 89°17'32" E
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C24	113.87	113.87	179.87	S 89°17'32" E
C25	113.87	113.87	179.87	S 89°17'32" E
C26	113.87	113.87	179.87	S 89°17'32" E
C27	113.87	113.87	179.87	S 89°17'32" E
C28	113.87	113.87	179.87	S 89°17'32" E
C29	113.87	113.87	179.87	S 89°17'32" E
C30	113.87	113.87	179.87	S 89°17'32" E
C31	113.87	113.87	179.87	S 89°17'32" E
C32	113.87	113.87	179.87	S 89°17'32" E
C33	113.87	113.87	179.87	S 89°17'32" E
C34	113.87	113.87	179.87	S 89°17'32" E
C35	113.87	113.87	179.87	S 89°17'32" E
C36	113.87	113.87	179.87	S 89°17'32" E
C37	113.87	113.87	179.87	S 89°17'32" E
C38	113.87	113.87	179.87	S 89°17'32" E
C39	113.87	113.87	179.87	S 89°17'32" E
C40	113.87	113.87	179.87	S 89°17'32" E
C41	113.87	113.87	179.87	S 89°17'32" E
C42	113.87	113.87	179.87	S 89°17'32" E
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C64	113.87	113.87	179.87	S 89°17'32" E
C65	113.87	113.87	179.87	S 89°17'32" E
C66	113.87	113.87	179.87	S 89°17'32" E
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C68	113.87	113.87	179.87	S 89°17'32" E
C69	113.87	113.87	179.87	S 89°17'32" E
C70	113.87	113.87	179.87	S 89°17'32" E
C71	113.87	113.87	179.87	S 89°17'32" E
C72	113.87	113.87	179.87	S 89°17'32" E
C73	113.87	113.87	179.87	S 89°17'32" E
C74	113.87	113.87	179.87	S 89°17'32" E
C75	113.87	113.87	179.87	S 89°17'32" E
C76	113.87	113.87	179.87	S 89°17'32" E
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C80	113.87	113.87	179.87	S 89°17'32" E
C81	113.87	113.87	179.87	S 89°17'32" E
C82	113.87	113.87	179.87	S 89°17'32" E
C83	113.87	113.87	179.87	S 89°17'32" E
C84	113.87	113.87	179.87	S 89°17'32" E
C85	113.87	113.87	179.87	S 89°17'32" E
C86	113.87	113.87	179.87	S 89°17'32" E
C87	113.87	113.87	179.87	S 89°17'32" E
C88	113.87	113.87	179.87	S 89°17'32" E
C89	113.87	113.87	179.87	S 89°17'32" E
C90	113.87	113.87	179.87	S 89°17'32" E
C91	113.87	113.87	179.87	S 89°17'32" E
C92	113.87	113.87	179.87	S 89°17'32" E
C93	113.87	113.87	179.87	S 89°17'32" E
C94	113.87	113.87	179.87	S 89°17'32" E
C95	113.87	113.87	179.87	S 89°17'32" E
C96	113.87	113.87	179.87	S 89°17'32" E
C97	113.87	113.87	179.87	S 89°17'32" E
C98	113.87	113.87	179.87	S 89°17'32" E
C99	113.87	113.87	179.87	S 89°17'32" E
C100	113.87	113.87	179.87	S 89°17'32" E

**SITE DATA**  
 OWNER/DEVELOPER: COMB INDUSTRIAL PARTNERS  
 PROJECT: HARTMAN INDUSTRIAL SITE 100  
 ENGINEER/DESIGNER: SEI ENGINEERING, INC.  
 PROJECT NO.: 1000-100  
 DRAWING NO.: Z-92-16  
 DATE: 08/15/16  
 SCALE: AS SHOWN  
 CITY: COBB COUNTY, GA.  
 COUNTY: COBB COUNTY, GA.  
 DISTRICT: 1200  
 EXISTING ZONING: I-20 (INDUSTRIAL) AND U (LIGHT INDUSTRIAL)  
 PROPOSED ZONING: I-20 (INDUSTRIAL) AND U (LIGHT INDUSTRIAL)  
 FLOOD HAZARD: NONE  
 EXISTING UTILITIES: SEE UTILITY MAPS AND FIELD SURVEY  
 PROPOSED UTILITIES: SEE UTILITY MAPS AND FIELD SURVEY  
 STANDARDS: SEE STANDARDS AND SPECIFICATIONS  
 PARKING SPACES: 1000 (SEE PARKING PLAN)  
 REQUIRED: 1000 (SEE PARKING PLAN)  
 PARKING: 1000 (SEE PARKING PLAN)  
 FUTURE: 1000 (SEE PARKING PLAN)



THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE LOCAL GOVERNMENT. THE ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITIES BEFORE THE START OF CONSTRUCTION. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREON.

**APPLICANT:** Core5 Industrial Partners LLC, a Delaware Limited Liability Company

**PHONE#:** 404-262-5430 **EMAIL:** lward@c5ip.com

**REPRESENTATIVE:** John H. Moore

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

**TITLEHOLDER:** See file for a complete list

**PROPERTY LOCATION:** Located on the south side of Hartman Road, and on the south side of Factory Shoals Road

**ACCESS TO PROPERTY:** Hartman Road

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

**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

**PETITION NO:** Z-92

**HEARING DATE (PC):** 10-04-16

**HEARING DATE (BOC):** 10-18-16

**PRESENT ZONING** R-20

**PROPOSED ZONING:** LI

**PROPOSED USE:** Office warehouse

**SIZE OF TRACT:** 73.62 acres

**DISTRICT:** 18

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

**PARCEL(S):** 2, 4, 5, 7, 1

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

**COMMISSION DISTRICT:** 4

Adjacent Future Land Use:  
 North: Priority Industrial Area (PIA)  
 East: Priority Industrial Area (PIA)  
 South: 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** \_\_\_\_\_

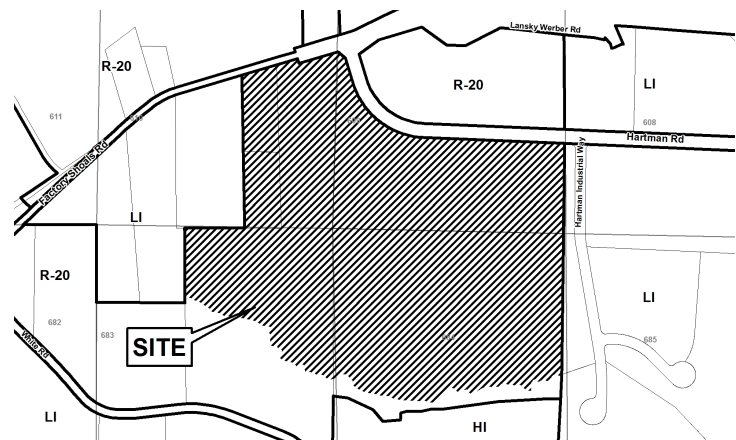
**BOARD OF COMMISSIONERS DECISION**

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

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

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

**STIPULATIONS:**



**APPLICANT:** Core5 Industrial Partners LLC, a Delaware Limited Liability Company **PETITION NO.:** Z-92

**PRESENT ZONING:** 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:** 2 **Total Square Footage of Development:** 699,450

**F.A.R.:** 0.218 **Square Footage/Acre:** 9,500

**Parking Spaces Required:** 349 **Parking Spaces Provided:** 407

Applicant is requesting the Light Industrial (LI) zoning district for the purpose of developing a 646,950 square-foot office/warehouse and a 52,500 square-foot office/warehouse. The architecture of the buildings will be tilt-up concrete and glass. The hours of operation will be normal business hours.

**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.

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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:** Core5 Industrial Partners LLC, a Delaware Limited Liability Company **PETITION NO.:** Z-92

**PRESENT ZONING:** R-20

**PETITION FOR:** LI

\*\*\*\*\*

**SCHOOL COMMENTS:**

<b>Name of School</b>	<b>Enrollment</b>	<b>Capacity Status</b>	<b>Number of Portable Classrooms</b>
_____	_____	_____	_____
<b>Elementary</b>	_____	_____	_____
_____	_____	_____	_____
<b>Middle</b>	_____	_____	_____
_____	_____	_____	_____
<b>High</b>	_____	_____	_____

- School attendance zones are subject to revision at any time.

**Additional Comments:**

Approval of this petition will not have a significant impact on the enrollment at these schools.

\*\*\*\*\*

APPLICANT: Core 5 Industrial Partners, LLC

PETITION NO.: Z-92

PRESENT ZONING: R-20

PETITION FOR: LI

\*\*\*\*\*

**PLANNING COMMENTS:**

The applicant is requesting a rezoning from R-20 to LI for the purpose of office / warehouse. The 73.62 acre site is located on the south side of Hartman Road, and on the south 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 zoning designation. The purpose of the PIA is to support the strategic protection of the most important Industrial Compatible land areas in unincorporated Cobb County, the Board of Commissioners has identified specific priority industrial areas (PIA). These sites are areas that, through research, evaluation, and industrial site selection best practices, are areas considered most important to provide future industrial type job producing sectors.

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 north and western portions)  
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 Cobb 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: Core 5 Industrial Partners, LLC**

**PETITION NO.: Z-92**

**PRESENT ZONING: R-20**

**PETITION FOR: LI**

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**PLANNING COMMENTS:**

CONT.

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 (The eastern portion.)

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 Core5 Industrial Partners, LLC

PETITION NO. Z-092

PRESENT ZONING 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: Also 12" DI on Factory Shoals Rd.

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

Estimated Waste Generation (in G.P.D.): A D F= 8,000 Peak= 20,000

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 Special sewer assessment fee (Hartman Road) of \$2,400 per acre, plus standard SDF.  
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: Core5 Industrial Partners, LLC

PETITION NO.: Z-92

PRESENT ZONING: LI, R-20

PETITION FOR: LI

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**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: within or adjacent to stream channels

- 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.



APPLICANT: Core5 Industrial Partners, LLC

PETITION NO.: Z-92

PRESENT ZONING: LI, R-20

PETITION FOR: LI

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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 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:** Core5 Industrial Partners LLC

**PETITION NO.:** Z-92

**PRESENT ZONING:** R-20, R-30

**PETITION FOR:** R-20

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**TRANSPORTATION COMMENTS:**

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'
Hartman Road	1,200	Major Collector	40 mph	Cobb County	80'
Hartman Industrial Way	N/A	Local	25 mph	Cobb County	50'

*Based on 2006 traffic counting data taken by Cobb County DOT for Factory Shoals Road.  
Based on 2006 traffic counting data taken by Cobb County DOT for Hartman 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 not meet the minimum requirements for this classification.

Hartman Road is classified as major collector and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Hartman Industrial Way is classified as a local and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

**RECOMMENDATIONS**

Recommend applicant consider entering into a development agreement pursuant to 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 applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

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

Recommend a deceleration lane on Hartman Road for the entrance.

## STAFF RECOMMENDATIONS

### **Z-92 CORE5 INDUSTRIAL PARTNERS LLC, A DELEWARE LIMITED LIABILITY COMPANY**

- 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 use with buildings similar to other developments in the area.

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

1. Site plan received by the Zoning Division on August 4, 2016, with the District Commissioner approving minor modifications;
2. Water and Sewer Division comments and recommendations;
3. Stormwater Management Division comments and recommendations;
4. Department of Transportation comments and recommendations; and
5. 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.**



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