



LOCATION MAP

$N75^{\circ}18'49''E$
 $CHD=63.14'$
 $ARC=63.16'$
 $RAD=700.00'$

$N72^{\circ}43'37''E$
 $136.49'$

$N67^{\circ}49'10''E$
 $CHD=350.09'$
 $ARC=350.35'$
 $RAD=2650.00'$

SITE AREA =
1.41 AC.

$N88^{\circ}36'02''W$
 $226.59'$

$N00^{\circ}13'50''E$
 $9.94'$

$N88^{\circ}40'08''W$
 $263.85'$

$N01^{\circ}17'47''E$
 $461.51'$

PROPOSED VARIANCE
RESIDENTIAL BUFFER REDUCED TO 11'
FOR 80' AND 100' BUFFER

N/V
NORDWAY CEMETERY
ZONED R-50

$N75^{\circ}18'49''E$
 $CHD=63.14'$
 $ARC=63.16'$
 $RAD=700.00'$

$N72^{\circ}43'37''E$
 $136.49'$

$N67^{\circ}49'10''E$
 $CHD=350.09'$
 $ARC=350.35'$
 $RAD=2650.00'$

SITE AREA =
1.41 AC.

$N88^{\circ}36'02''W$
 $226.59'$

$N00^{\circ}13'50''E$
 $9.94'$

$N88^{\circ}40'08''W$
 $263.85'$

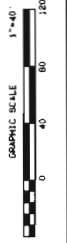
$N01^{\circ}17'47''E$
 $461.51'$

$N88^{\circ}35'08''W$
 $509.10'$

$N01^{\circ}02'09''W$
 $461.87'$

SITE AREA =
3.38 AC.

NOTES:
1. NO FLOOD PLAIN EXISTS ON THE PROPERTY
2. NO STREAM BUFFERS EXIST ON THE PROPERTY
3. NO CEMETRIES EXIST ON THE PROPERTY
4. NO WETLANDS EXIST ON THE PROPERTY



RECEIVED
OCT - 6 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

N/V
DELL CHARLES A
ZONED R-20

N/V
WILSON WILLIAMS LLC
ZONED R-1

N/V
NORDWAY CEMETERY
ZONED R-50

30' B.S.
TENNISHOES
ZONED R-40

PROJECT NO. 21802-1
DRAWING NO. C-1
DATE: 09-22-16
SCALE: 1"=40'
COUNTY: COBB
DISTRICT: 165N
LAND LOT (S): 794 & 843

ZONING SITE PLAN
COBB INDUSTRIAL, INC.

REVISIONS	DATE	DESCRIPTION

(910) 2-118-Z

Urban Engineers, Inc.
1904 MONROE DRIVE, N.E., SUITE 100
ATLANTA, GEORGIA 30324
PHONE (404) 878-8274 / FAX (404) 878-8277



APPLICANT: CII Holdings, LLC

PETITION NO: Z-118

PHONE#: (678) 581-2622 EMAIL: ghrib@cobbindustrialinc.com

HEARING DATE (PC): 12-06-16

REPRESENTATIVE: J. Kevin Moore

HEARING DATE (BOC): 12-20-16

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

PRESENT ZONING: R-20

TITLEHOLDER: CII Holdings, LLC

PROPOSED ZONING: LI

PROPERTY LOCATION: Southeast side of White Circle, east of Cobb Parkway

PROPOSED USE: Light Manufacturing Establishment, Office, Warehouse

ACCESS TO PROPERTY: White Circle

SIZE OF TRACT: 1.41 acres

PHYSICAL CHARACTERISTICS TO SITE: Vaccant lot with a paved driveway

DISTRICT: 16

LAND LOT(S): 794,863

PARCEL(S): 1,2,2

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH: R-20/ Georgia Power Sub Station
- SOUTH: LI/ Gravel Parking Lot
- EAST: R-20/ Undeveloped Wooded Lot
- WEST: O&I/ Undeveloped Wooded Lot

Adjacent Future Land Use:

- North: Telephone / Communication / Utilities (TCU) and Community Activity Center (CAC)
- East: Community Activity Center (CAC) and the City of Marietta
- South: Community Activity Center (CAC) and the City of Marietta
- West: Telephone / Communication / Utilities (TCU), Community Activity Center (CAC) and Public Institutional (PI)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ VOTE _____

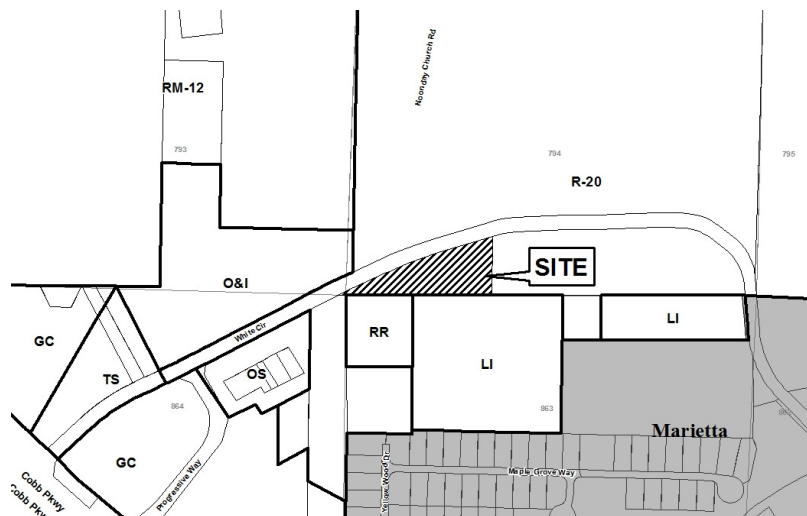
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

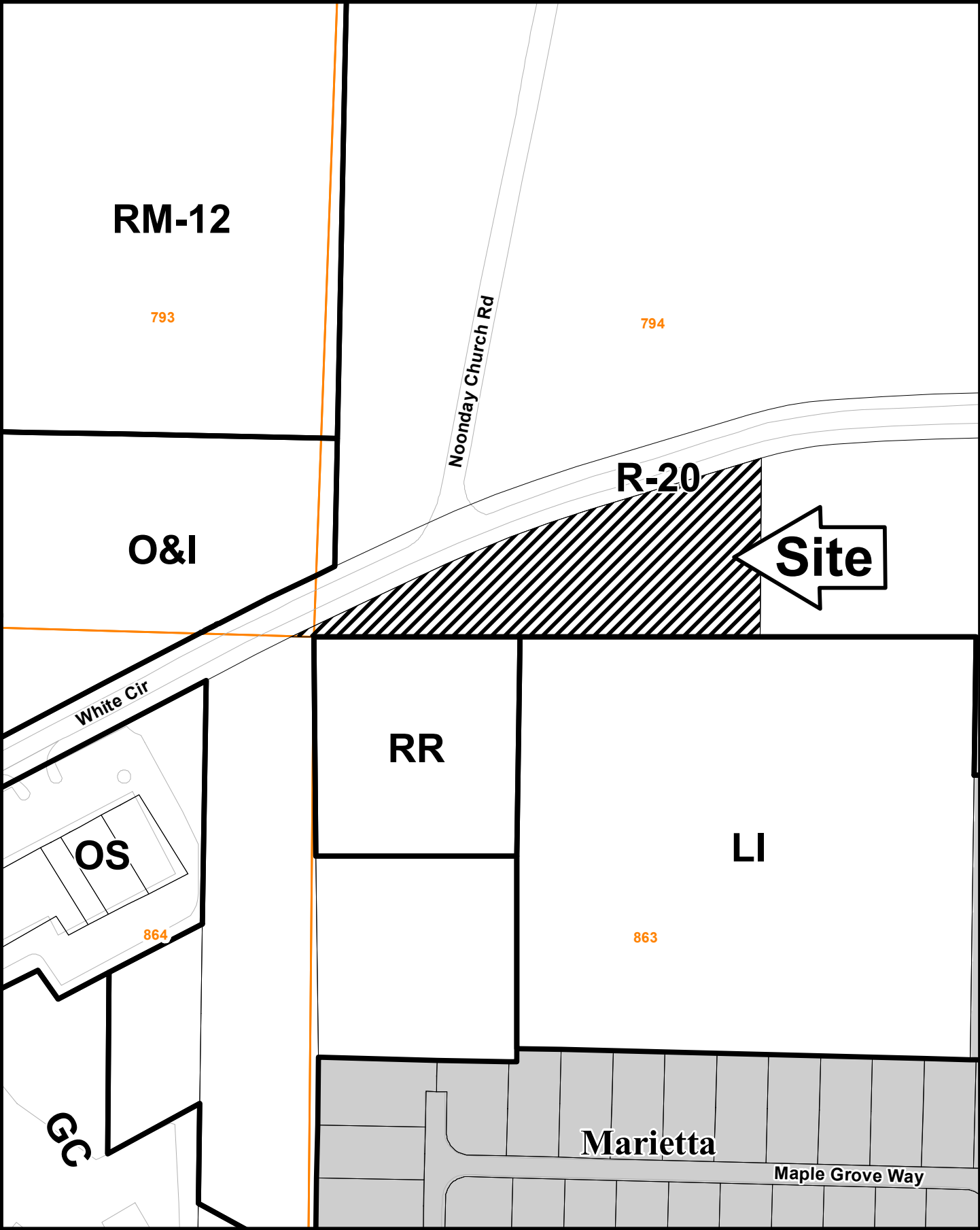
REJECTED _____ SECONDED _____

HELD _____ VOTE _____

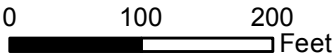
STIPULATIONS:



Z-118-2016 GIS



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



- City Boundary
- Zoning Boundary

APPLICANT: CII Holdings, LLC

PETITION NO.: Z-118

PRESENT ZONING: LI, R-20

PETITION FOR: HI

ZONING COMMENTS:

Staff Member Responsible: Donald Wells

Land Use Plan Recommendation: Community Activity Center (CAC)

Proposed Number of Buildings: 0 **Total Square Footage of Development:** 0

F.A.R.: 0 **Square Footage/Acre:** 0

Parking Spaces Required: 0 **Parking Spaces Provided:** 36

The applicant is requesting a rezoning the subject property from its current zoning district to the LI light industrial district in order to provide parking and access to the existing light industrial district south of the property. The Code states “No nonresidential access shall cross residentially zoned property”, the applicant wants to provide 36 parking spaces for the proposed light manufacturing establishment, office, and warehousing. The applicant’s submitted site plan proposes a 32 foot landscape buffer on the east property line than abuts residentially zoned property.

Cemetery Preservation: Zoning petition Z-118, 2016 (in land lots 794 and 863 of the 16th District) shows the presence of Noonday Baptist Extension Cemetery on the western border of the project.

The Cobb County Cemetery Preservation Commission recommends:

- A. Maintain the existing fifty (50) foot undisturbed natural buffer from the common property line; or a fifty (50) foot undisturbed natural buffer around the perimeter of the outermost burials of the cemetery; whichever provides the greatest protection for the cemetery;
- B. Permanent signs stating CEMETERY PRESERVATION BUFFER - DO NOT DISTURB shall be erected at fifty (50) foot intervals along the outer perimeter of the fifty (50) foot undisturbed natural cemetery buffer;
- C. Compliance with all State and local laws and ordinances; and
- D. All Cemetery Preservation requirements must be Site Plan specific.

APPLICANT: CII Holdings, LLC

PETITION NO.: Z-118

PRESENT ZONING: LI, R-20

PETITION FOR: HI

SCHOOL COMMENTS:

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

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

Additional Comments: Approval of this petition will not have an impact on the enrollment at Cobb County schools.

FIRE COMMENTS:

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE. New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This message is to serve as an early notification to owners and developers for budgeting purposes.

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 and LI to HI for the purpose of industrial steel fabrication and offices. The 6.79 acre site is located on the southeast side of White Circle, east of Cobb Parkway.

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 Marietta been notified? Yes No / N/A

Comprehensive Plan

The parcel is within a Community Activity Center (CAC) future land use category, with R-20 and LI zoning designation. The purpose of the Community Activity Center (CAC) is to provide 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.

Specific Area Policy Guidelines:

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

Adjacent Future Land Use:

North: Telephone / Communication / Utilities (TCU) and Community Activity Center (CAC)
East: Community Activity Center (CAC) and the City of Marietta
South: Community Activity Center (CAC) and the City of Marietta
West: Telephone / Communication / Utilities (TCU), Community Activity Center (CAC) and Public Institutional (PI)

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 _____ 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: CII Holdings, LLC

PETITION NO.: Z-118

PRESENT ZONING: R-20 and LI

PETITION FOR: HI

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

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 CII Holdings, LLC

PETITION NO. Z-118

PRESENT ZONING LI, R-20

PETITION FOR HI

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" AC / N side of White Circle

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: 350' in Maple Grove Way

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

Treatment Plant: Noontday

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 Sewer may become available w/o easement via development of adjacent eastern parcel. Flow
Comments: study may be required at Plan Review

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: CII Holdings, LLC

PETITION NO.: Z-118

PRESENT ZONING: LI, R-20

PETITION FOR: HI

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Noonday Creek Trib #4 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 receiving stream and existing downstream box culvert at Maple Grove Way.

APPLICANT: CII Holdings, LLC

PETITION NO.: Z-118

PRESENT ZONING: LI, R-20

PETITION FOR: HI

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 located to the south of White Circle and to the north of the Hamilton Grove townhome development (City of Marietta). The site is almost totally disturbed.
2. The stream channel that traverses the north and east boundary of the site is identified on Cobb County’s Stream Buffer Map as a buffered stream (50-ft). This will need to be verified and confirmed by Frank Gipson. If the stream is considered a state water then there may be mitigation needed since it appears from historical GIS aerial photography that fill has been placed to relocate the channel over time. This issue must be resolved prior to Plan Review.
3. Adequate conveyance must be provided to accommodate offsite runoff from the north of White Circle through the site.

APPLICANT: CII Holdings, LLC

PETITION NO.: Z-118

PRESENT ZONING: LI, R-20

PETITION FOR: HI

TRANSPORTATION COMMENTS:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
White Circle	400	Minor Collector	30 mph	Cobb County	60'

Based on 2009 traffic counting data taken by Cobb County DOT for White Circle.

COMMENTS AND OBSERVATIONS

White Circle is classified as a minor collector and according to the available information the existing right-of-way does not 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 White Circle, a minimum of 30' from the roadway centerline.

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

Recommend curb and gutter along the frontage of White Circle.

.

STAFF RECOMMENDATIONS

Z-118 CII HOLDINGS, LLC

- 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 nearby properties that are developed are used as warehouses and office uses.
- B. It is Staff's opinion that the applicant's rezoning proposal will have an adverse effect on the usability of adjacent or nearby property. The reduction of the landscape buffer could impact any future development on the existing residentially zoned properties.
- 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 not in conformity with the policy and intent of the *Cobb County Comprehensive Plan* which delineates this property in a Community Activity Center (CAC). The purpose of the Community Activity Center (CAC) category is to provide 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.
- 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. This zoning request will provide a parking area and access for the existing light industrial property. Due to the code restricting the access to the southern property because of this residential district, this request will allow the applicant to develop a property that would otherwise be unbuildable.

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

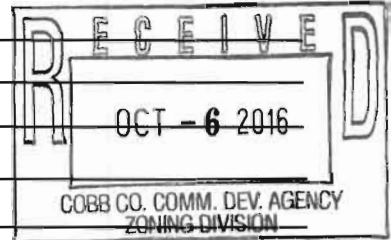
1. Site plan received by the Zoning Division on October 6, 2016, with the District Commissioner approving minor modifications;
2. Applicant to work with Cobb County Cemetery Preservation Commission to maintain access the Noonday Cemetery;
3. Uses restricted to parking lot and access only;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Department of Transportation comments and recommendations; and
7. 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): Miscellaneous Steel and Metal Fabrication
b) Proposed building architecture: Office exterior - brick and/or stone;
metal building for remainder
c) Proposed hours/days of operation: Monday - Saturday; 7:00 a.m. - 6:00 p.m.
d) List all requested variances: Variance to reduce buffer as more
particularly set forth on Site Plan

.....
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 portion of this Summary of Intent for Rezoning, or any other part of the Application for Rezoning, at any time during the rezoning process.



ATTACHMENT TO APPLICATION FOR REZONING

IMPACT ANALYSIS STATEMENT

Application No.: Z- 118 (2016)
Hearing Dates: December 6, 2016
December 20, 2016

Applicant/Titleholder: CII Holdings, LLC

Analysis of impact of the proposed rezoning with respect to the following:

- (a) The Application for Rezoning requests rezoning of an approximately 6.79 acre tract from the R-20 and Light Industrial ("LI") zoning categories to the Heavy Industrial ("HI") zoning category for the operation of industrial steel fabrication and related office uses. Properties in and along White Circle have varied uses, including intense industrial uses. The proposed rezoning is, therefore, suitable for the Subject Property in view of the use and development of adjacent and nearby properties.
- (b) This zoning proposal will have no adverse effect on the existing use or usability of adjacent or nearby property. The Subject Property is adjacent to a number of properties which are being used for intense commercial and industrial purposes. Therefore, rezoning of the Subject Property to the Heavy Industrial zoning classification will have a minimal, if any, impact on surrounding properties.
- (c) The property as zoned does not have a reasonable economic use. Approval of the requested rezoning will allow for a reasonable, economic use of the Subject Property.
- (d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- (e) The zoning proposal is in conformity with the Land Use Map of Cobb County, Georgia; as well as the policy and intent of the Land Use Plan, as the Subject Property is in an "Industrial Compatible" classification.
- (f) The Subject Property is currently zoned to the Light Industrial and R-20 zoning categories. By granting the requested rezoning, as presented, the Subject Property will be able to enjoy its rightful economic use.