

GEORGIA
COBB COUNTY
 Land Lot 405
 18th District 2nd Section

Area
 155,024 Sq Ft
 3.559 Acres

Surveyor's Certification

The undersigned hereby certifies that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision and that all monuments shown thereon actually exist.

The field data upon which this plat is based has a closure precision of one foot in 20,127 feet, and an angular error of 2" per angle point, and was adjusted using the Compass Rule.

This plat has been calculated for closure and is found to be accurate within one foot in 102,046 feet.

The term "Certification" as used in Rule 180-6-.09(2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

This survey was prepared in conformity with the Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67

S. CLARK TOMPKINS, PROFESSIONAL SURVEYOR
 REGISTRATION NO. 3257



LEGEND

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- ORIGINAL LOT LINES
- OVERHEAD POWER LINE (OHE)
- FENCE LINE
- POWER POLE (PP)
- ⊗ PROPERTY CORNER FOUND
- ⊕ ORIGINAL LOT NUMBER
- POB POINT OF BEGINNING

GRAPHIC SCALE



NOTES

1. THE FIELD DATA COLLECTED 1/27/2017. A CARLSON BRX5 GPS ROVER WAS USED TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND HAS BEEN FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 + FEET.
3. THE UTILITIES HAVE BEEN LOCATED FROM ABOVE GROUND EVIDENCE. THERE WAS NO VISIBLE EVIDENCE ABOVE GROUND OF A BURIAL SITE OR GRAVEYARD. THE SURVEYOR DID NOT PERFORM EXTENSIVE RESEARCH ON THE MATTER AND HAD NO ARCHEOLOGIST PERFORM ANY SUCH RESEARCH. THEREFORE, THE SURVEYOR TAKES EXCEPTION TO ANY SUCH ITEMS.
4. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS THAT ARE NOT OF RECORD OR THAT WOULD HAVE BEEN DISCOVERED BY AN ACCURATE AND CURRENT TITLE SEARCH. THEREFORE THE SURVEYOR TAKES EXCEPTION TO ANY SUCH ITEMS.
5. THE PURPOSE OF THIS SURVEY IS TO SHOW THE PROPERTY BOUNDARY PER DEED BOOK 14142, PAGE 1797 RECORDED IN THE CLERK OF COURTS OF COBB COUNTY GEORGIA.

REFERENCE

1. A SUBMISSION PLAT BY WADE POSTON DATED MAY 15TH 1963 AND FOUND IN PLAT BOOK 26 PAGE 172 OF THE CLERK OF COURTS OF COBB GEORGIA.

Z-16
 (2017)

| DATE | REVISION DESCRIPTION |
|------|----------------------|
| | |

AUTHORIZED BY: ALAN BARAN
 PROJECT: 6949 MABLETON PARKWAY,
 MABLETON, GA 30126

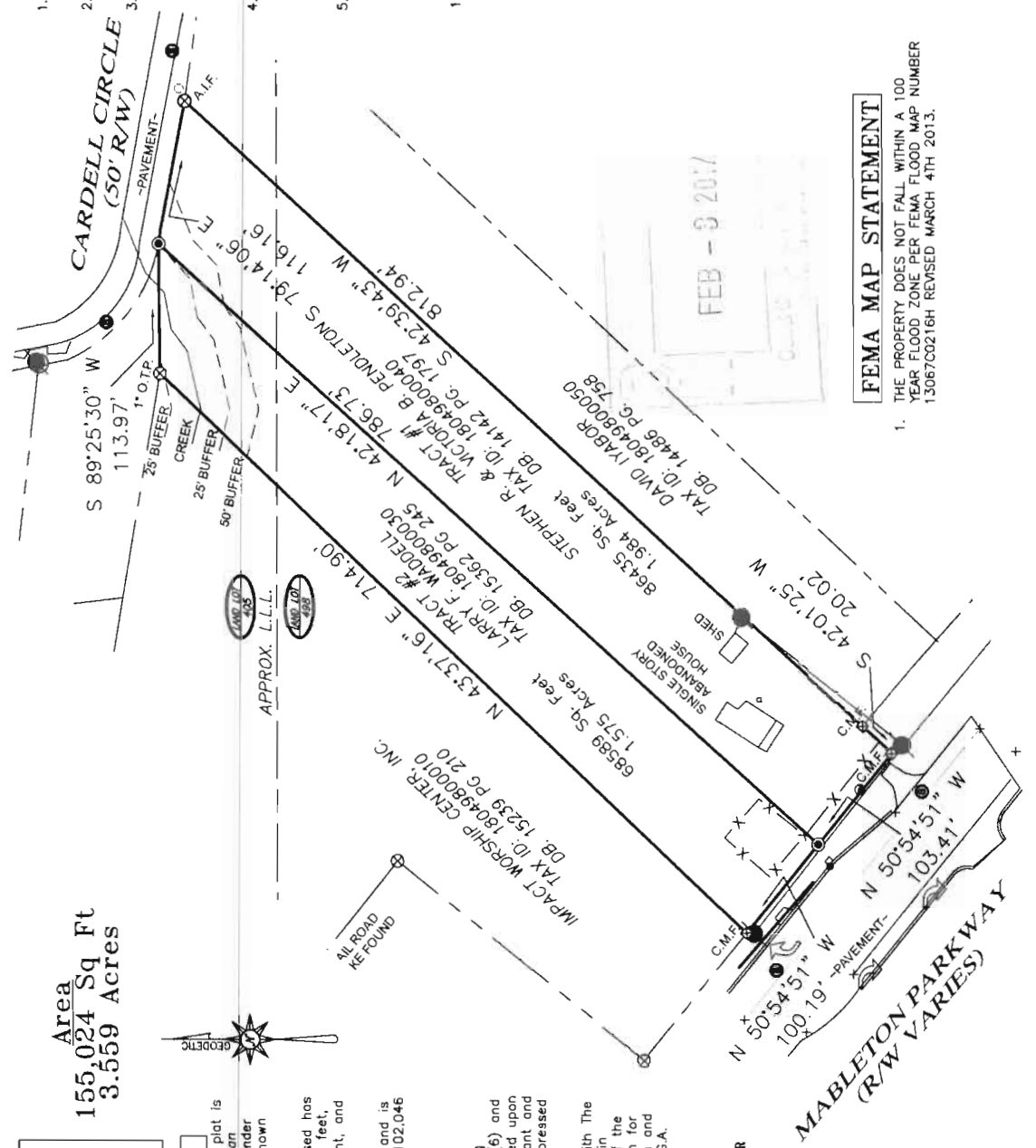
DRAWING TITLE:
 A RESIDENTIAL BOUNDARY SURVEY FOR:
 ALAN BARAN

| | |
|-------------------------|----------------|
| JOB NO. 17-005 | DWG NO. |
| DRN BY: C. TOMPKINS | 17-005.dwg |
| CHKD BY: C. TOMPKINS | SCALE: 1"=100' |
| DATE: FEBRUARY 1ST 2017 | SHEET 1 OF 1 |



Tompkins
 SURVEYING & MAPPING
 162 WEST MAIN STREET, SUITE 306
 CARTERSVILLE, GEORGIA 30120
 PHONE: 866-979-1845 FAX: 866-979-1988

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FEMA MAP STATEMENT

1. THE PROPERTY DOES NOT FALL WITHIN A 100 YEAR FLOOD ZONE PER FEMA FLOOD MAP NUMBER 13067C0216H REVISED MARCH 4TH 2013.

Copyright 2017 Tompkins Surveying & Mapping, LLC
 All RIGHTS Reserved. This drawing is the property of Tompkins Surveying & Mapping and is intended for the client named and any copy of this rendering without a written signature across the seal is not valid.

APPLICANT: Millennium Trucking, Inc.

PETITION NO: Z-16

PHONE#: (770) 817-1790 **EMAIL:** Alanb@mbfinc.net

HEARING DATE (PC): 04-04-17

REPRESENTATIVE: Alan Baran

HEARING DATE (BOC): 04-18-17

PHONE#: (404) 797-9191 **EMAIL:** Alanb@mbfinc.net

PRESENT ZONING: GC, R-20

TITLEHOLDER: Stephen R. Pendleton and Victoria B. Pendleton;

PROPOSED ZONING: LI

Elizabeth Josephine Waddell

PROPERTY LOCATION: North side of Mableton Parkway,

southeast of Queen Mill Road, and on the south side of Cardell Circle

(6947 and 6949 Mableton Parkway)

PROPOSED USE: Trucking Terminal

ACCESS TO PROPERTY: Mableton Parkway

SIZE OF TRACT: 3.559 ac

DISTRICT: 18

PHYSICAL CHARACTERISTICS TO SITE: Vacant

LAND LOT(S): 405,498

Single Family Home

PARCEL(S): 3,4

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20 /Cardell C R Subdivision
- SOUTH:** GC/ Citgo gas station
- EAST:** LI/ Single family home used as auto repair
- WEST:** LI/ Church

Adjacent Future Land Use:

- Northeast: Low Density Residential (LDR)
- Southeast: Priority Industrial Area (PIA)
- Southwest: Priority Industrial Area (PIA)
- Northwest: 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** _____

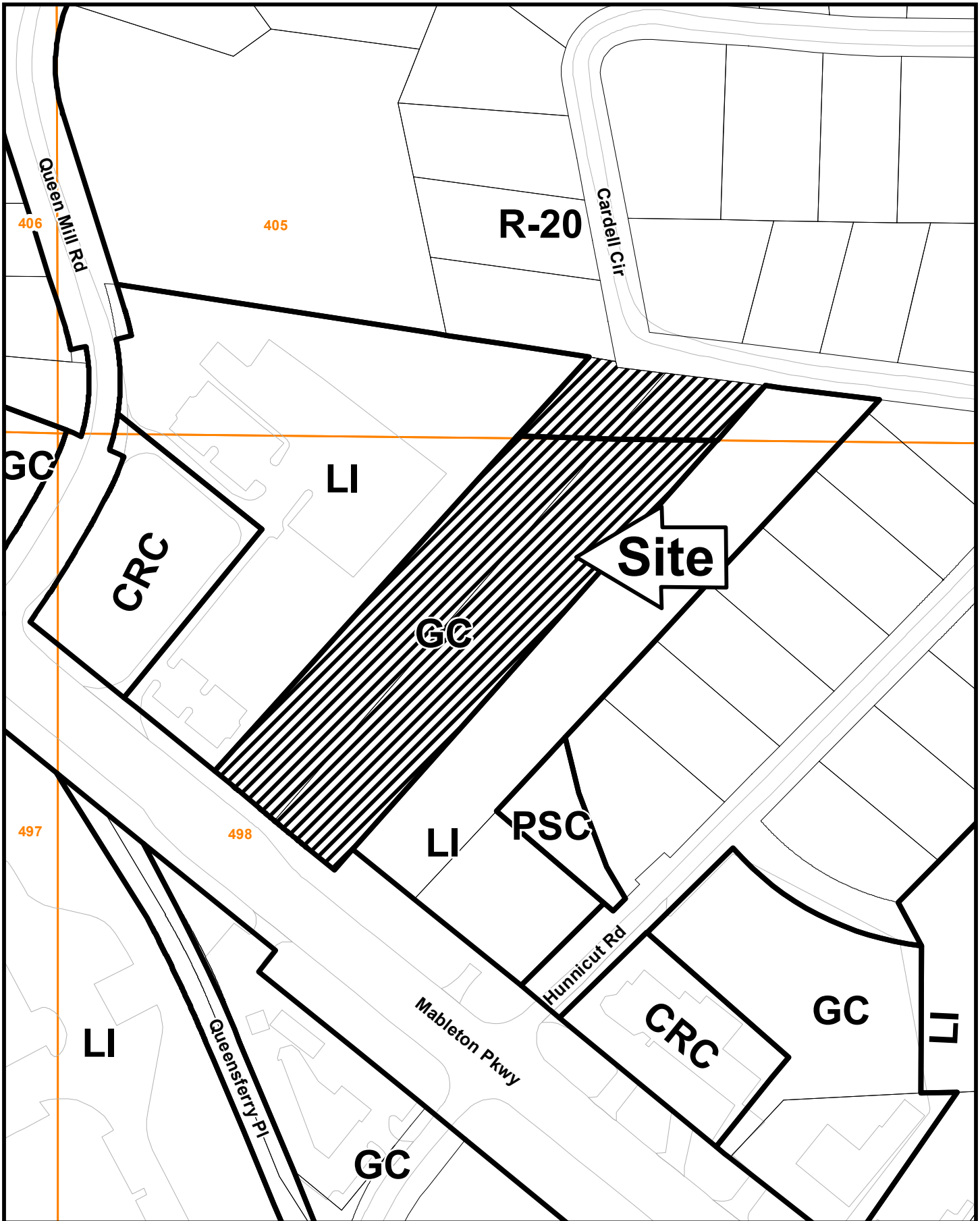
REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

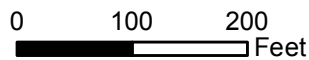
STIPULATIONS:





Z-16-2017 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: Millennium Trucking, Inc.

PETITION NO.: Z-16

PRESENT ZONING: GC, R-20

PETITION FOR: LI

ZONING COMMENTS:

Staff Member Responsible: Donald Wells

Land Use Plan Recommendation: Priority Industrial Area (PIA)

Proposed Number of Buildings: 1 (existing) **Total Square Footage of Development:** 1156

F.A.R.: .007 **Square Footage/Acre:** .003

Parking Spaces required: 1 space per employee **Parking Spaces Provided:** none shown

The applicant is requesting the LI zoning district in order to open and operate and truck terminal. The applicants intends to renovate the existing house for office use. If the house is not repairable the applicant intends to use a construction trailer as an office and demolishing the existing house. The business will operate for 8 hours 5 days a week. The applicant will use gravel parking. The existing GC and R-20 zoning districts are grandfathered and the code requires a rezoning of the property if the owner wants to change uses or expand to occupy a greater area of land. The applicant is requesting the following contemporaneous variance;

- Waive the parking surface requirement from a hard and treated surface to gravel.

Cemetery Preservation: No comment.

APPLICANT: Millennium Trucking, Inc.

PETITION NO.: Z-16

PRESENT ZONING: GC, R-20

PETITION FOR: LI

SCHOOL COMMENTS:

| Name of School | Enrollment | Capacity Status | Number of Portable Classrooms |
|-----------------------|-------------------|------------------------|--------------------------------------|
| 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 these schools.

APPLICANT: Millennium Trucking

PETITION NO.: Z-16

FIRE COMMENTS:

C/O: Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

APPLICANT: Millennium Trucking, Inc.

PETITION NO.: Z-16

PRESENT ZONING: GC & R-20

PETITION FOR: LI

PLANNING COMMENTS:

The applicant is requesting a rezoning from GC and R-20 to LI for the purpose of trucking terminal. The .3559 acre site is located on the north side of Mableton parkway, southeast of Queen Mill Road, and on the south side of Cardell Circle (6747 and 6949 Mableton 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 _____ 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 Priority Industrial Area (PIA) future land use category is to support the strategic protection of the most important Industrial and Industrial Compatible land areas in unincorporated Cobb County, the Board of Commissioners has identified specific priority industrial areas (PIA)

Specific Area Policy Guidelines:

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

Adjacent Future Land Use:

Northeast: Low Density Residential (LDR)
Southeast: Priority Industrial Area (PIA)
Southwest: Priority Industrial Area (PIA)
Northwest: Priority Industrial Area (PIA)

Master Plan/Corridor Study

The property is located within the boundary of Mableton Parkway 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 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.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? Yes (all but the far rear portion in which there is a stream) No

APPLICANT: Millennium Trucking, Inc.

PETITION NO.: Z-16

PRESENT ZONING: GC & R-20

PETITION FOR: LI

PLANNING COMMENTS:

CONT.

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?
- CZ (Clear Zone)
- APZ I (Accident Potential Zone I)
- APZ II (Accident Potential Zone II)
- Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT Millennium Trucking

PETITION NO. Z-016

PRESENT ZONING GC, 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 / N side of Mableton Pkwy

Additional Comments: Tract 1 is existing water 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: In Mableton Pkwy and Cardell Circle

Estimated Waste Generation (in G.P.D.): A D F= 160 Peak= 400

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 Health Dept approval required for continued use of existing septic system. No anticipated Comments: increase in wastewater discharge

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: Millenium Trucking, Inc.

PETITION NO.: Z-16

PRESENT ZONING: GC, R-20

PETITION FOR: LI

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Jett's Lake Tributary 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 channel at northeast corner of parcel.

- 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 - Jett's Lake ~ 1400' downstream.
Additional BMP's for erosion sediment controls will be required.
- Lake Study may be 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 48" RCP culvert at Cardell Circle.

APPLICANT: Millenium Trucking, Inc.

PETITION NO.: Z-16

PRESENT ZONING: GC, R-20

PETITION FOR: LI

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.

ADDITIONAL COMMENTS

1. This site is currently undeveloped and fairly heavily wooded. Average slopes on the site range from 8 to 45%. The entire site drains to the northeast to a stream channel that flows under Cardell Circle.
2. Stormwater management will be required for any site improvement exceeding 5000 square feet.

APPLICANT: Millennium Trucking, Inc.

PETITION NO.: Z-16

PRESENT ZONING: GC, R-20

PETITION FOR: LI

TRANSPORTATION COMMENTS:

| ROADWAY | ROADWAY CLASSIFICATION | SPEED LIMIT | JURISDICTIONAL CONTROL | MIN. R.O.W. REQUIREMENTS |
|------------------|------------------------|-------------|------------------------|--------------------------|
| Mableton Parkway | Arterial | 45 mph | Georgia DOT | 100' |
| Cardell Circle | Local | 25 mph | Cobb County | 50' |

| ROADWAY | LOCATION | AVERAGE DAILY TRIPS | LEVEL OF SERVICE |
|------------------|------------------------|---------------------|------------------|
| Mableton Parkway | South of Bonanza Trail | 23,600 | C |
| Cardell Circle | N/A | N/A | N/A |

*Based on 2009 traffic counting data taken by Cobb County DOT for Mableton Parkway.
 Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for local roads from this data source.
 LOS C or D is acceptable based on GDOT Design Policy Manual criteria.*

COMMENTS AND OBSERVATIONS

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

Cardell Circle 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 be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Recommend GDOT permits for all work that encroaches upon State right-of-way.

Recommend a deceleration lane on Mableton Parkway for the entrance.

Recommend curb, gutter, and sidewalk along the Mableton Parkway frontage.

Recommend no access to Cardell Circle.

Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the proposed SPLOST sidewalk project.

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STAFF RECOMMENDATIONS

Z-16 MILLENNIUM TRUCKING, 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 property is situated between 2 industrial zoned properties. There is a large wooded area protecting the view of the northern residentially zoned property.
- 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 rezoning will allow the applicant to utilize this property and possibly renovate the existing single family home.
- 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 is delineated as Priority Industrial Area (PIA) with a sub category of Industrial Compatible. Typical land uses for these areas include professional business parks and distribution centers.
- 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 applicant's proposal is consistent with the PIA land use designation and truck terminal is a use that fits the area.

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

1. Final site plan to be approved by District Commissioner;
2. District Commissioner approve final building architecture and color;
3. Paved apron from the right-of-way 75 feet into the property that is at least 20 feet wide;
4. Truck terminal only with District Commissioner approving any new uses;
5. Owner/developer to leave 50 foot undisturbed buffer adjacent to Cardell Circle;
6. No access to Cardell Circle;
7. Water and Sewer Division comments and recommendations;
8. Stormwater Management Division comments and recommendations; and
9. 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.

April 2017

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) List all requested variances: ~~I am going to repair the house on the lot~~
 (1) ~~if it can be repaired, if not I will put a construction TR~~
~~in future I would like to put a terminal.~~
 (2) I would like to put up a billboard

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

- a) Proposed use(s): Trucking Terminal
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: 8/5

d) List all requested variances: I would like to repair Bld on property, use
as an office if its feasible. If not I will put Cont. Trl.
for office use. Put a Truck Terminal in future
I will like to put a billboard on property

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).



Zoning Application Analysis

Subject: 6949 & 6941 Mableton Parkway, Mableton Georgia 30126

We are requesting consideration for rezoning the above listed addresses from General Commercial to Light Industrial.

As it pertains to this application the future land use zoning map attached to this document as Exhibit A shows that the counties future land use zoning for this area is ear marked for Light Industrial already. It is also surrounded by light industrial zoned properties, with the exception of the subdivision on the rear. As it pertains to the application item number 9. Here are our answers:

- a) Based on the analysis provided by the available zoning maps of Cobb County the rezoning from GC to LI fits within the bounds as desired by the county.
- b) There is no evidence of the the property being rezoned to LI will affect any of the properties around it, considering that the properties around our property are also currently zoned LI or have been LI.
- c) The property's location is conducive to the desired rezoning. It is directly off of Mableton Parkway, major thoroughfare in Cobb County with easy access to the interstate and the surrounding network of four lane roads.
- d) Considering the nature of Mableton Parkway and the fact that it is heavily trafficked by large trucks and cars, it would seem logical that the adjoining road would be able to handle the additional traffick produced by the rezoning of this property.
- e) See Exhibit A
- f) The only major consideration of the rezoning of this property would be the creek in the rear. If in the event the owner of the property decides to build a new structure, then all measures will be taken to protect the creek and it's long term sustainability.

FEB - 3 2017