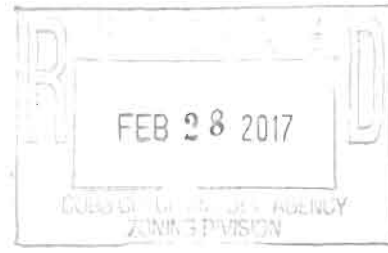


**STORAGE ADDITION TO**

**Sports Bar  
Clarence Clay  
6175 Mableton Pkwy.  
Mableton, Georgia  
770-310-1063**



**PROPOSED  
SITEPLAN**



PRINT ON 24" X 36" PAPER

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**Z-19  
(2017)**

www.CADATL.com 770-338-7957 <b>HORACE HENLEY</b> Sports Bar Clarence Clay STORAGE ADDITION TO	Drafting Start Date: 7-13-16 Date: Tuesday, November 24, 2016 Plot Date:	Job Name: 11111a Plot: 06:40 PM Square Footage 1165 STORAGE ADDITION	RELEASED FOR CONSTRUCTION Page 1 Of 8
--	---	--	---

**DISCLAIMER**  
Contractor To Verify All  
Dimensions & Conditions  
And/Or Omissions  
Before Starting Construction.

APPLICANT: Clarence Clay

PHONE#: (770) 310-1063 EMAIL: cclay128@gmail.com

REPRESENTATIVE: Clarence Clay

PHONE#: (770) 310-1063 EMAIL: cclay128@gmail.com

TITLEHOLDER: Clarence Clay

PROPERTY LOCATION: East side of Mableton Parkway, north of  
Community Drive

ACCESS TO PROPERTY: Mableton Parkway

PHYSICAL CHARACTERISTICS TO SITE: Existing block  
building (sports bar) and billboard.

PETITION NO: Z-19

HEARING DATE (PC): 05-02-17

HEARING DATE (BOC): 05-16-17

PRESENT ZONING: GC

PROPOSED ZONING: NRC

PROPOSED USE: Adding Storage to  
Sports Bar

SIZE OF TRACT: 0.486 ac

DISTRICT: 18

LAND LOT(S): 189,190

PARCEL(S): 3, 4 (partial)

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

COMMISSION DISTRICT: 4

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH: GC/ Appliance store, Valero
- SOUTH: GC/ Chevron gas station
- EAST: GC/ Vacant, undeveloped lot
- WEST: PSC/ Residence and undeveloped

*Adjacent Future Land Use:*

- North: Neighborhood Activity Center (NAC)
- East: Neighborhood Activity Center (NAC)
- South: Neighborhood Activity Center (NAC)
- West: Neighborhood Activity Center (NAC)

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

**BOARD OF COMMISSIONERS DECISION**

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

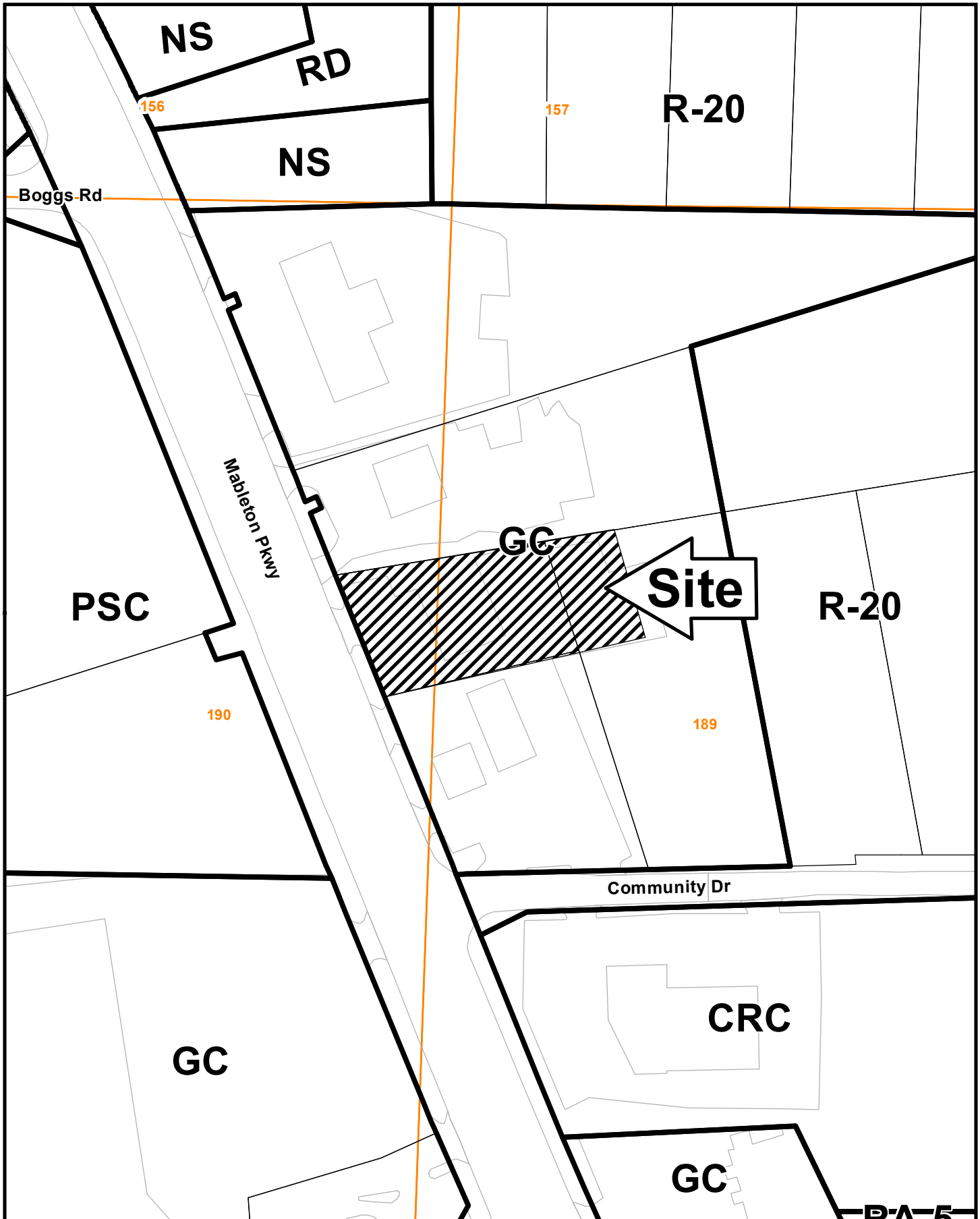
REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

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

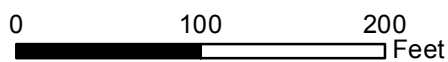
STIPULATIONS:



# Z-19-2017-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: Clarence Clay

PETITION NO.: Z-19

PRESENT ZONING: GC

PETITION FOR: NRC

\*\*\*\*\*

**ZONING COMMENTS:**

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

**Land Use Plan Recommendation:** Neighborhood Activity Center (NAC)

**Proposed Number of Buildings:** 1 **Total Square Footage of Development:** 4,156 sq. ft.

**F.A.R.:** 0.20 **Square Footage/Acre:** 8,551 sq. ft./ ac.

**Parking Spaces Required:** 23 **Parking Spaces Provided:** 34

The applicant is requesting a rezoning from the existing GC general commercial district to the NRC neighborhood retail commercial district in order to add a 1,165 square foot storage addition onto the existing sports bar. The site's GC zoning, coupled with its NAC neighborhood activity center future land use designation, cause it to be grandfathered in its current state and thus, necessitates the current rezoning request before permits can be obtained for any changes including the addition.

The existing business, a sports bar, operates within the current building that is just under 3,000 square feet in size. Parking is provided on the property by approximately 34 paved and striped parking spaces. The business employs ten individuals and its hours of operation are currently Monday- Closed, Tuesday through Thursday 5p.m. to midnight, Friday and Saturday 5p.m. to 2a.m. and Sunday 5p.m. to midnight. The request to build out more storage space should not change current operations.

If approved, the following variance should be considered to address currently existing encroachment:

1. Waive the side setback adjacent to the north property line from the required 10 feet to eight (8) feet for both the existing building and proposed addition.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**APPLICANT:** Clarence Clay

**PETITION NO.:** Z-19

**PRESENT ZONING:** GC

**PETITION FOR:** NRC

\*\*\*\*\*

**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 an impact on the enrollment at Cobb County Schools.

\*\*\*\*\*

\*\*\*\*\*

**FIRE COMMENTS:**

HYDRANT COVERAGE: Based on our hydrant GIS mapping system the new addition may require a new public hydrant be added for acceptable hydrant coverage.



APPLICANT: Clarence Clay

PETITION NO.: Z-19

PRESENT ZONING: GC

PETITION FOR: NRC

\*\*\*\*\*

**PLANNING COMMENTS:**

The applicant is requesting a rezoning from GC to NRC for the purpose of adding storage to a sports bar. The 0.486 acre site is located on the east side of Mableton Parkway, north of Community Drive.

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 Neighborhood Activity Center (NAC) future land use category, with GC zoning designation. The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Specific Area Policy Guidelines:

The parcels along Mableton Parkway from Veterans Memorial Highway to Hunnicut Drive are in need of redevelopment and revitalization. Allowing mixed-use developments in this area will assist in creating live work areas as well as reduce traffic congestion and improve traffic flow. If mixed uses are to occur along the corridor, the mixing should occur vertically or horizontally by encouraging village style developments with residential over retail/office along major streets. On the minor streets within the development, stand alone residential would be appropriate as long as there is a commercial or a LRO component fronting Mableton Parkway. All areas of the new mixed use developments should include:

- Well designed buildings that create a frame for the street system by being constructed close to the sidewalk.
- On-street parking should be allowed where there is sufficient right-of-way and where it is appropriate for the particular roadway classification
- Pedestrian-oriented amenities should be included within the site development to create an inviting atmosphere and encourage the use of public spaces as community gathering spaces.
- Residential densities within the development should be determined on a case-by-case basis depending on the location of the project, intensity of the project, and proximity to other stable residential uses.
- In order to make mixed use developments along this corridor successful, scale is an important component, mixed use buildings should be no more than three stories tall. The three story height limit will provide the necessary density to financially allow a mixed use development and it will provide a consistency of scale with the surrounding residential neighborhoods.
- Residential uses in the mixed use developments should provide for additional owner-occupied housing opportunities.
- Mixed use developments adjacent to stable single-family residential neighborhoods should provide a change in scale or buffering/screening that will ensure the desirability and viability of the surrounding community.
- In recognition of the need for redevelopment and housing opportunity along Austell Road, the property located in LL 847 of the 19<sup>th</sup> District is placed in the Community Activity Center (CAC) future land use category. The Board of Commissioners, in an effort to promote quality redevelopment, funded the creation of the Austell Corridor Livable Centers Initiative Study. As part of the study recommendations, this property, owned by a religious institution, was identified as a property that would be appropriate for a mixed-use development in a manner consistent with the findings and acceptance language of the Austell Road Corridor Study document.





**APPLICANT: Clarence Clay** \_\_\_\_\_

**PRESENT ZONING: GC** \_\_\_\_\_

**PETITION NO.: Z-19** \_\_\_\_\_

**PETITION FOR: NRC** \_\_\_\_\_

\*\*\*\*\*

**PLANNING COMMENTS:**

CONT.

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 Clarence Clay

PETITION NO. Z-019

PRESENT ZONING GC

PETITION FOR NRC

\*\*\*\*\*

**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 / E side of Mableton Parkway

Additional Comments: 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: On site

Estimated Waste Generation (in G.P.D.): A D F= +23 Peak= +58

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 Existing sewer customer  
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: Clarence Clay

PETITION NO.: Z-19

PRESENT ZONING: GC

PETITION FOR: NRC

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Gordon Creek 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 easements 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.

APPLICANT: Clarence Clay

PETITION NO.: Z-19

PRESENT ZONING: GC

PETITION FOR: NRC

\*\*\*\*\*

**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. No significant site improvements are proposed.
2. Stormwater management must be provided upon redevelopment or substantial improvement.

**APPLICANT:** Clarence Clay

**PETITION NO.:** Z-19

**PRESENT ZONING:** GC

**PETITION FOR:** NRC

\*\*\*\*\*

**TRANSPORTATION COMMENTS:**

ROADWAY	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Mableton Parkway	Arterial	45 mph	Georgia DOT	100'

ROADWAY	LOCATION	AVERAGE DAILY TRIPS	LEVEL OF SERVICE
Mableton Parkway	North of Nash Circle	23,700	D

*Based on 2015AADT counting data taken by GDOT, as published on their website, 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 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 east side of Mableton Parkway, a minimum of 50' from the roadway centerline.

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

## STAFF RECOMMENDATIONS

### **Z-19 CLARENCE CLAY**

- 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 request is not to change the current use but allow a better functioning of the business by providing much needed storage space.
- 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. As no changes to the operation of the current business are anticipated through this application, no adverse effects should be expected. If there are existing issues that need to be ameliorated, this may provide the opportunity for the Board to address them.
- 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 within the NAC neighborhood activity center future land use area. This area serves to provide for businesses that serve neighborhood residents and businesses such as retail and eating and drinking establishments.
- 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 request, necessitated by the property's "grandfathered" status, is simply to be allowed to construct a 1,165 square foot storage addition onto the rear of the existing building. Parking is currently provided on site by means of paved and striped spaces. No other aspects of the business's operations are anticipated through this application.

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

1. Site plan received February 28, 2017, with the District Commissioner approving minor modifications;
2. Addition to match existing building, with District Commissioner approving architectural elevation of addition;
3. Addition to not reduce the number of required parking spaces below the Code-required minimum of one (1) space per 100 square feet of floorspace (net);
4. Fire Department comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Sewer and Water Division comments and recommendations;
7. Cobb Department of Transportation comments and recommendations;
8. 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.**



Application No. Z-19

May 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

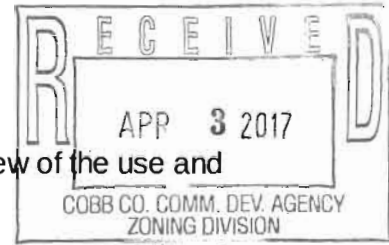
- a) Proposed use(s): Add Storage  
b) Proposed building architecture: LOOK Like Current Bldg.  
c) Proposed hours/days of operation: Monday - Closed / Tues - Thursday 5Pm - 12mid Friday + Saturday 5Pm - 2Am  
d) List all requested variances: None known  
\_\_\_\_\_  
\_\_\_\_\_

.....  
Part 3. Other Pertinent Information (List or attach additional information if needed)

None known  
\_\_\_\_\_  
\_\_\_\_\_

.....  
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).

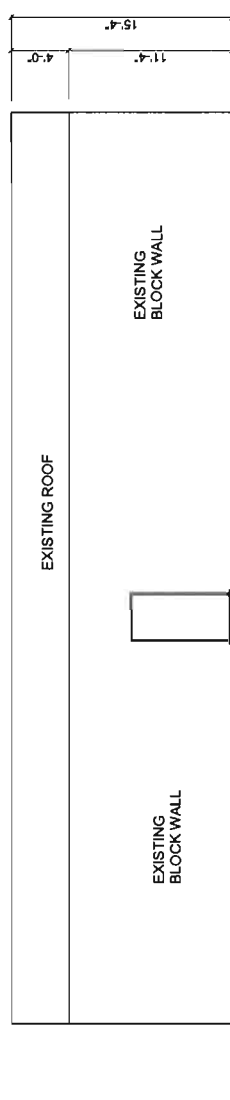
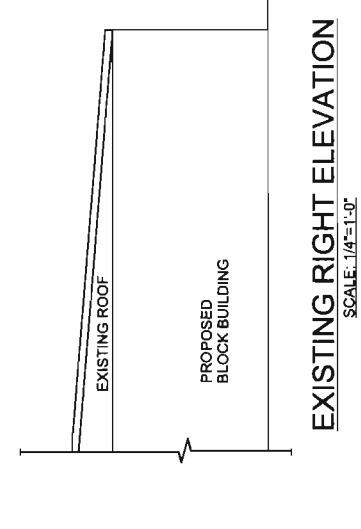
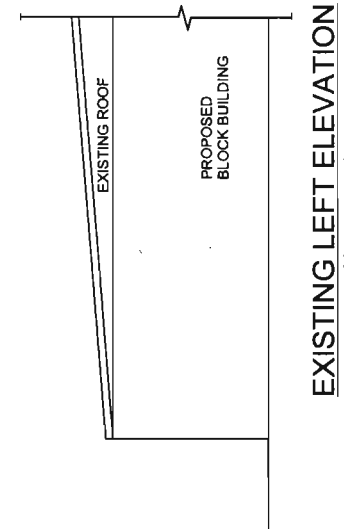
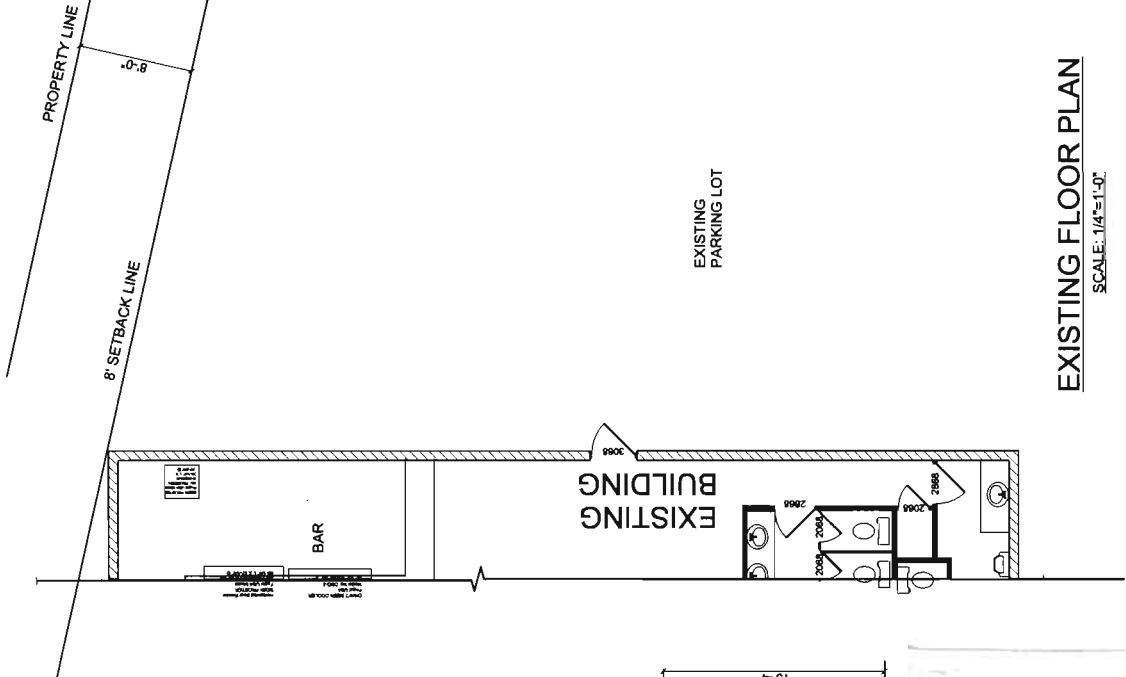
None  
\_\_\_\_\_



9.
  - a. The zoning proposal **will** permit a use that is suitable in view of the use and development of adjacent and nearby property.
  - b. The zoning proposal **will not** adversely affect the existing use or usability of adjacent or nearby property.
  - c. The property to be affected by the zoning proposal **does not** have a reasonable economic use as currently zoned.
  - d. The zoning proposal **will not** result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
  - e. The zoning proposal **is** in conformity with the policy and intent of the land use plan.
  - f. There are **no** 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.



REL	CON	Page
1165 STORAGE ADDITION		
Square Footage		
Doc Name	11118	
App		
Print	06:42 PM	
www.CADATLANTA.com		
770-339-7957		
HORACE HENLEY		
www.CADATLANTA.com		
770-339-7957		
Draftsman		
Lanier/Dale, DA		
Sports Bar		
Charles Clay		
8175 Habersham Pkwy.		
Mableton, Georgia		
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Contractor To Verify All		
Dimensions & Conditions		
And/Or Omissions		
Before Starting Construction.		



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**Z-19 (2017)  
Floor Plans and  
Elevations**

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Dimensions & Conditions  
And/Or Omissions  
Before Starting Construction.

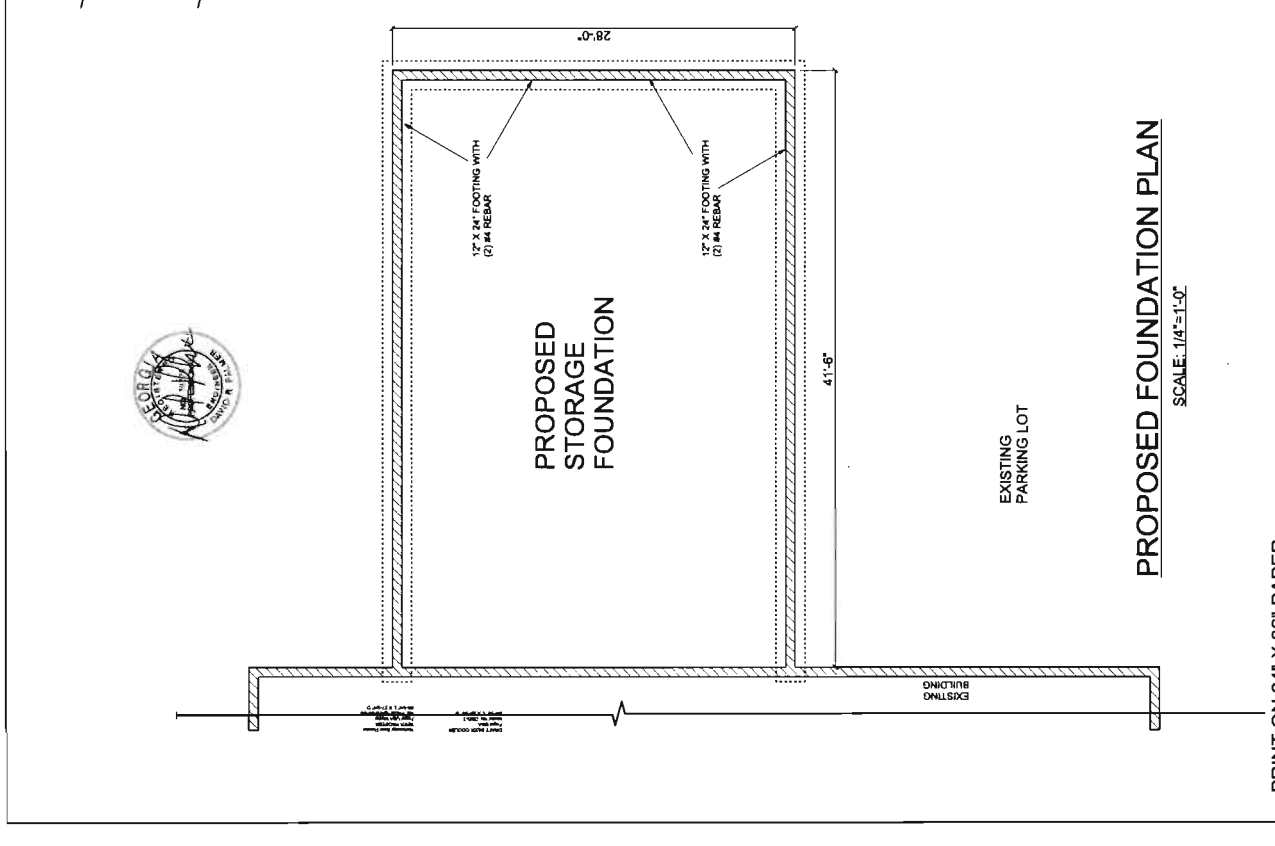
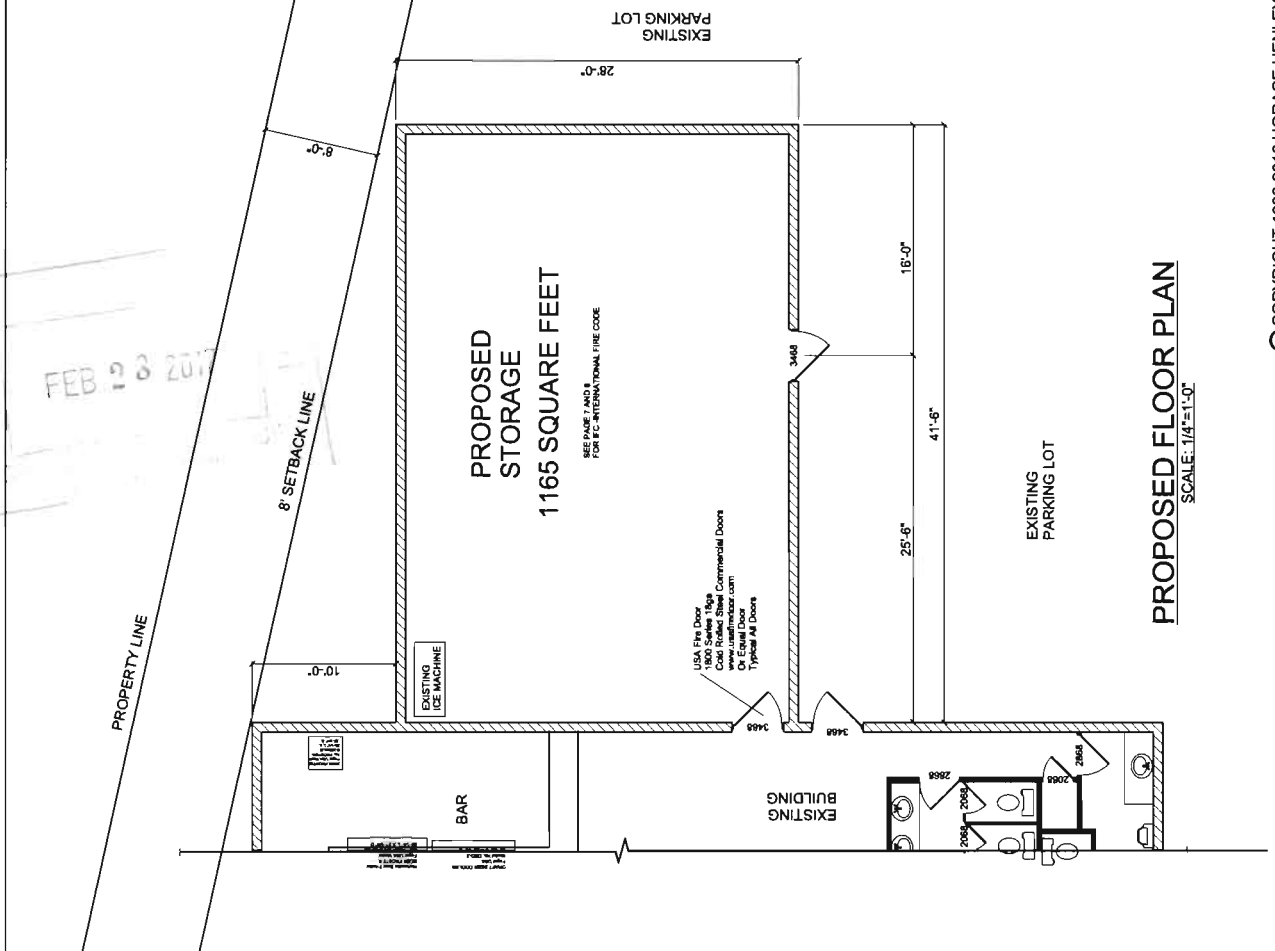
**REVS.**

1	STORAGE ADDITION TO
---	---------------------

**HORACE HENLEY**  
Draftsman  
www.CADATLANTA.com  
770-339-7957  
Sports Bar  
Clarence Clay  
6175 Mableton Pkwy.  
Mableton, Georgia  
770-310-1063

Drawing  
Start Date: 7-13-16  
Date: 7-13-16  
Date: Tuesday, November 22, 2016  
Plan  
Job # 11111a  
Print: 06:50 PM  
Title: Square Footage

1165 STORAGE  
ADDITION



FEB 23 2017

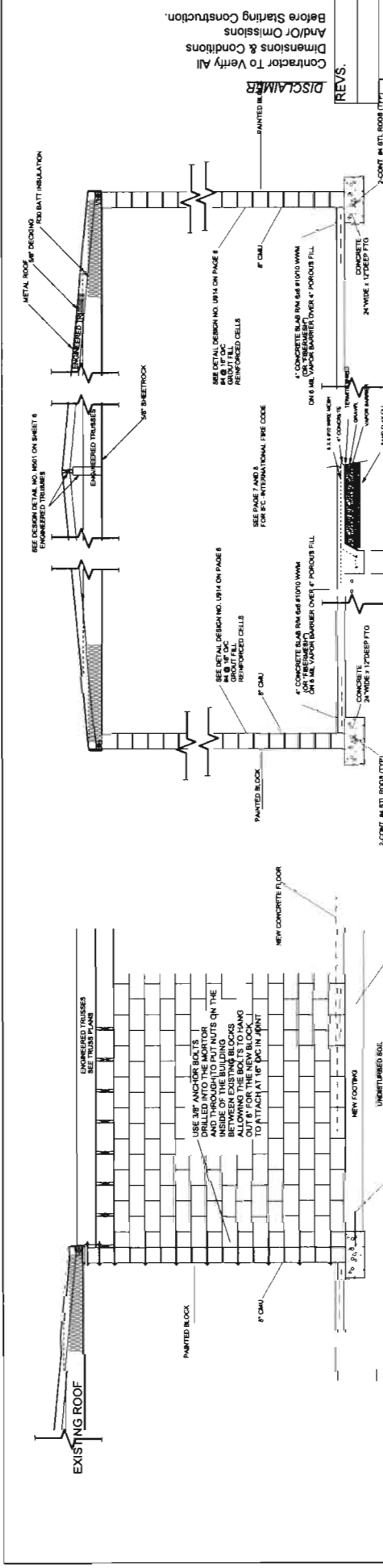
PROPERTY LINE

8' SETBACK LINE



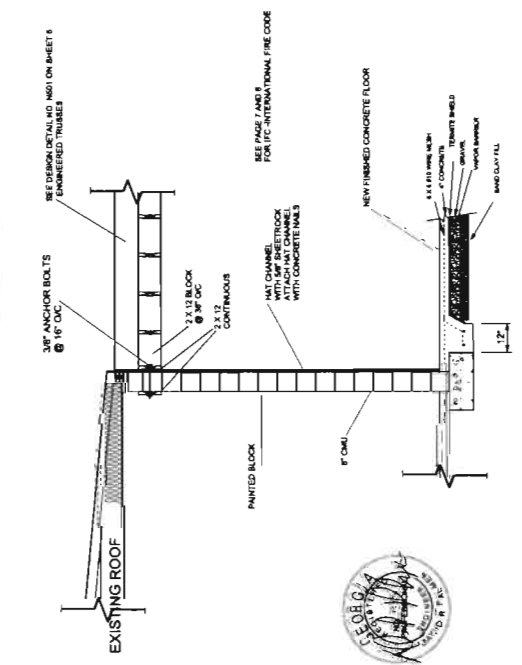
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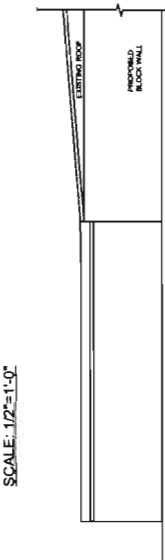
**PROPOSED WALL SECTION**  
SCALE: 1/2"=1'-0"

**PROPOSED WALL CONNECTION FOR  
STORAGE BUILDING TO EXISTING WALL**  
SCALE: 1/4"=1'-0"

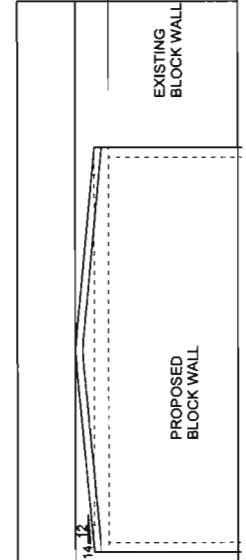


**PROPOSED WALL 2 HOUR WALL  
BETWEEN EXISTING AND STORAGE**  
SCALE: 1/4"=1'-0"

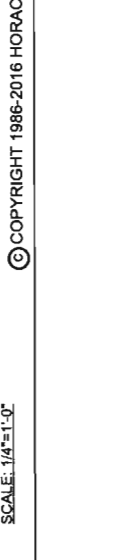
**PROPOSED LEFT ELEVATION**  
SCALE: 1/4"=1'-0"



**PROPOSED RIGHT ELEVATION**  
SCALE: 1/4"=1'-0"



**PROPOSED REAR ELEVATION**  
SCALE: 1/4"=1'-0"



REVISIONS:

DISCLAIMER:  
Contractor To Verify All  
Dimensions & Conditions  
And/or Conditions  
Before Starting Construction.

STORAGE ADDITION TO

HORACE HENLEY  
770-339-7957  
www.CAD/LANTANA.com  
Driftman  
Lanternburg, VA

Sports Bar  
Clarence Clay  
6175 Mableton Pkwy.  
Mableton, Georgia  
770-310-1063

Start Date: 7-13-18  
Finish Date: 7-13-18  
Print Date: Tuesday, November 24, 2019

Sheet No: 111118  
Job Name: 111118  
Print Time: 05:50 PM

Square Footage  
1185 STORAGE  
ADDITION

REVISIONS:  
Pa  
Cb