

APPLICANT: Inga Auto Center

770-794-1717

REPRESENTATIVE: Inga Auto Center

Inga Uladislao 770-794-1717

TITLEHOLDER: Hubert Properties, LLLP, John Charles Tyson

PROPERTY LOCATION: Located at the northeast intersection of

Sandtown Road and Leader Road.

(50 Leader Road)

ACCESS TO PROPERTY: Leader Road

PHYSICAL CHARACTERISTICS TO SITE: Wooded with a few

older buildings

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: RM-12/ Georgian Arms subdivision

SOUTH: GC, R-20/ Abundant Life Church of Pentecost, Single-family houses

EAST: GC/ Palmer's Transmission Service

WEST: GC/ Inga Auto Repair

PETITION NO: SLUP-5

HEARING DATE (PC): 04-06-10

HEARING DATE (BOC): 04-20-10

PRESENT ZONING: R-20, RM-12

PROPOSED ZONING: Special Land Use

Permit

PROPOSED USE: Auto Sales

SIZE OF TRACT: 2.11 acres

DISTRICT: 17

LAND LOT(S): 211, 212, 221, 222

PARCEL(S): 1, 45

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

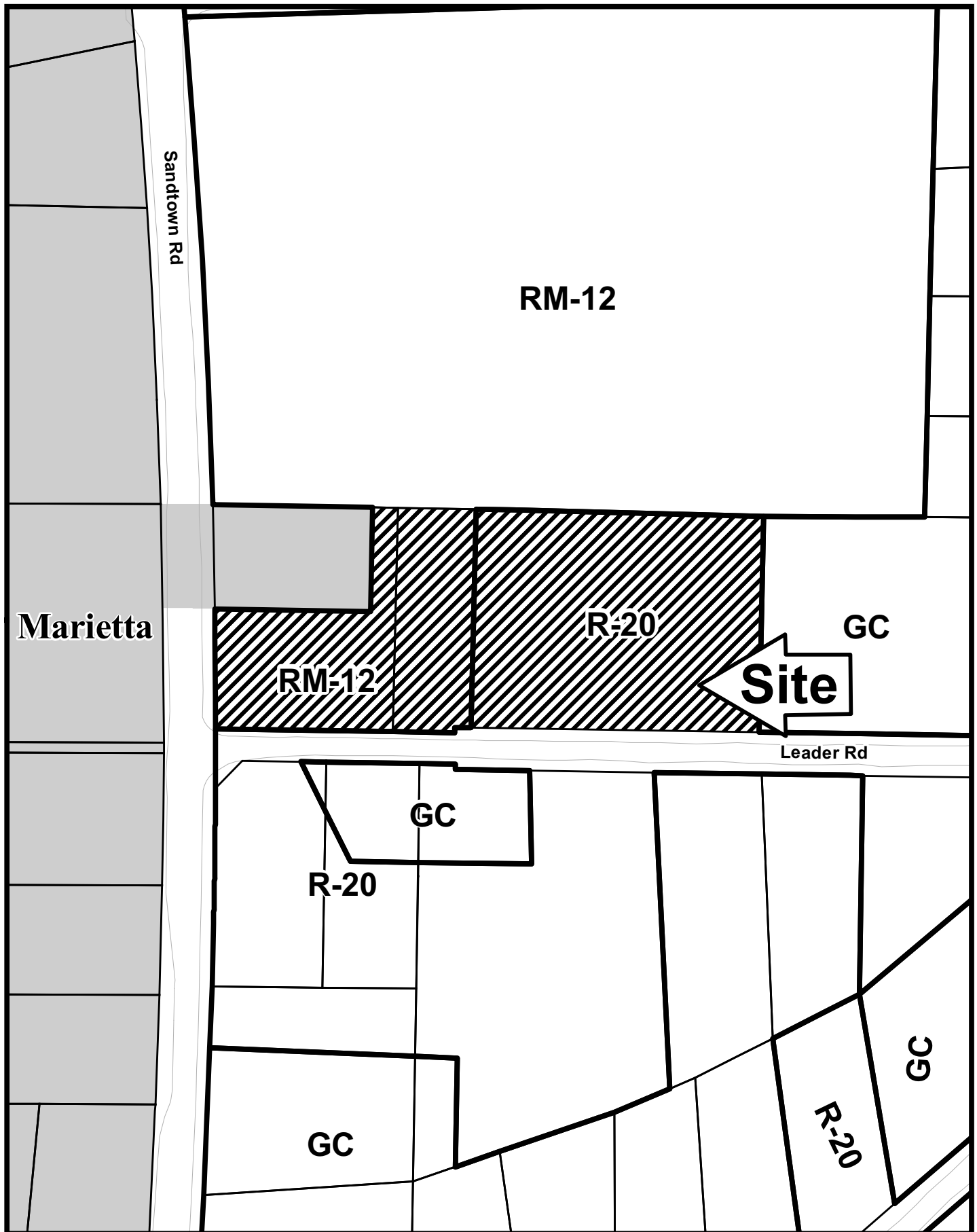
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



SLUP-5



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

100 0 100 Feet



City Boundary
Zoning Boundary

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PRESENT ZONING: R-20, RM-12

PETITION FOR: GC

PLANNING COMMENTS: **Staff Member Responsible:** John P. Pederson, AICP

Land Use Plan Recommendation: Community Activity Center

Proposed Number of Buildings: 1 **Total Square Footage of Development:** 1,250

F.A.R.: 0.01 **Square Footage/Acre:** 592

Parking Spaces Required: 5 **Parking Spaces Provided:** 20

The applicant is requesting a Special Land Use Permit to develop a used car lot. All the existing structures will be demolished and a one-story masonry building will be constructed for the used car sales office. The business will be open Monday through Saturday with business hours of 9:00 am to 7:00 pm. The applicant owns the auto repair shop next door, where cars will be serviced. The applicant's proposal would have the required one-acre of paved parking.

Historic Preservation: No comments.

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.

STORMWATER MANAGEMENT COMMENTS:

No comments.

WATER AND SEWER COMMENTS:

Records show address connected to water and sewer. Proposed 1-story Bldg. will require connection to water and sewer.

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FIRE COMMENTS:

Certificate of Occupancy for BUSINESS OCCUPANCY: Inga Auto Sales- 50 Leader Rd

Plans must be submitted to the Cobb County Fire Marshal’s Office to initiate the Certificate of Occupancy process.

Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupiable floor level. Aerial fire apparatus roads shall be a minimum with of 24 feet face of curb to face of curb maximum of 40 feet from the structure and be positioned parallel to the long side of the building for its entire length. No overhead utility and power lines shall be located within the aerial apparatus access.

Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

Commercial: Cul-de-sac without an island to have a 60 foot paved radius or Hammerhead turnaround – total of 110-feet needed (45 feet + 20 foot wide roadway + 45 feet).

Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. Gate shall be swing or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Cobb County Fire Marshal’s Office.

TRANSPORTATION COMMENTS:

Recommend one driveway on Leader Road.

Recommend building the proposed driveway to comply with Cobb County commercial standards.

Recommend installing curb, gutter, and sidewalk along the Leader Road frontage.

Recommend installing sidewalk along the Sandtown Road frontage.

Recommend no access to Sandtown Road.

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

STAFF RECOMMENDATIONS

SLUP-5

INGA AUTO CENTER

The applicant's proposal is located in an area that has commercial activity, in a Community Activity Center. The applicant's proposal meets the required one-acre minimum paved area for a used car lot. The area does have many types of commercial uses, including retail, restaurants, offices, automotive uses and institutional uses. It is Staff's opinion the applicant's proposal meets the zoning requirements for a used car lot. However, Staff notes that the existing used car lots in the County seem to go out-of-business on a regular basis and remain vacant for a period of time. This scenario does not help the aesthetics of the area, and Staff would be reluctant to recommend approval of the applicant's request, without many stipulations controlling the use of the property. Based on the above analysis, Staff recommends APPROVAL subject to:

- Site plan received by the Zoning Division February 4, 2010, with the District Commissioner approving minor modifications to site layout;
- used vehicle sales and repair for the applicant only (any other user to be approved by the Board of Commissioners);
- Parking lot trees and 35-foot landscape buffer adjacent to the apartment property to the north be installed per County standards, and approved by the County Arborist at Plan Review;
- No junk or inoperative vehicles kept on site;
- No repossessed vehicles kept on site;
- No outdoor storage (except for used vehicles);
- No parking or unloading vehicles in the Right-of-way;
- All vehicle repairs be done inside of building;
- All exterior lighting be designed to eliminate any stray light onto adjacent properties;
- No outdoor speakers or pagers;
- Fire Department comments; and
- DOT 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.