

**Z-11
(2010)**

LEGEND	
	P.P. - POWER POLE
	L.P. - LIGHT POLE
	F.H. - FIRE HYDRANT
	M.H. - SANITARY SEWER MANHOLE
	RBS - REINFORCING BAR SET
	RBF - REINFORCING BAR FOUND
	CTF - CRIMP TOP PIPE FOUND
	OTF - OPEN TOP PIPE FOUND
	R/W MON - RIGHT-OF-WAY MONUMENT
TYPE OF FENCE	
	R.C.P. - REINFORCED CONCRETE PIPE
	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
	W.V. - WATER VALVE
	O.P.L. - OVERHEAD POWER LINES

ZONING NOTES:

- EXISTING PARCELS ARE CURRENTLY ZONED R-20
PROPOSED ZONING CRC
- ZONING STIPULATIONS
MINIMUM LOT AREA - 20,000 S.F.
MINIMUM FLOOR AREA - N/A
MINIMUM LOT WIDTH AT FRONT SETBACK - 75'
SETBACKS:
MINIMUM FRONT - 50 FT. (ARTERIAL)
MINIMUM SIDE - 10 FT. (MINOR)
MAJOR SIDE - 25 FT.
MINIMUM REAR - 30 FT.
MAXIMUM COVERAGE - N/A
MAXIMUM HEIGHT - 50 FT.
- THE PURPOSE OF THIS RE-ZONING IS TO BUILD A WEDDING FACILITY.
- BOUNDARY SURVEY BY GASKINS.
- NO ARCHITECTURAL, ARCHAEOLOGICAL OR CEMETERY FEATURES WERE FOUND ON THIS SITE.
- NO UNDELINEATED WETLANDS EXIST ON THIS SITE OUTSIDE OF STREAM BUFFERS.
- TOTAL PARKING SPACES = 82
TOTAL BUILDING AREA = 13,500 SQUARE FEET
SF/PARKING SPACE = 13,500 SF/82 SPACES
= 165 SF/SPACE

LEGAL DESCRIPTION:

PROPERTY LINE DESCRIPTION OF TAX PARCEL #S 18-01670-0070 & 18-01670-0060

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 167 OF THE 18TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RIGHT OF WAY MONUMENT FOUND AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF VETERANS MEMORIAL HIGHWAY (VARIABLE R/W) AND HENDERSON ROAD (VARIABLE R/W), SAID POINT BEING THE POINT OF BEGINNING.

THENCE LEAVING SAID INTERSECTION AND FOLLOWING ALONG THE NORTHERLY RIGHT OF WAY OF VETERANS MEMORIAL HIGHWAY ALONG A CURVE TO THE LEFT, AN ARC DISTANCE OF 334.13 FEET, SAID CURVE HAVING A RADIUS OF 746.80 FEET AND BEING SUBTENDED BY A CHORD OF 331.35 FEET, AT NORTH 79 DEGREES 38 MINUTES 26 SECONDS WEST, TO A RIGHT OF WAY MONUMENT FOUND; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF VETERANS MEMORIAL HIGHWAY NORTH 78 DEGREES 56 MINUTES 09 SECONDS WEST, 18.40 FEET TO A #4 REBAR SET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY OF VETERANS MEMORIAL HIGHWAY NORTH 00 DEGREES 54 MINUTES 46 SECONDS EAST, 579.96 FEET TO A 1/2" OPEN TOP PIPE FOUND; THENCE SOUTH 87 DEGREES 46 MINUTES 49 SECONDS EAST, 453.59 FEET TO A #4 REBAR FOUND ON THE WESTERLY RIGHT OF WAY OF HENDERSON ROAD; THENCE FOLLOWING ALONG SAID WESTERLY RIGHT OF WAY OF HENDERSON ROAD SOUTH 07 DEGREES 35 MINUTES 03 SECONDS WEST, 303.44 FEET TO A #4 REBAR FOUND; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY OF HENDERSON ROAD SOUTH 10 DEGREES 22 MINUTES 07 SECONDS WEST, 149.33 FEET TO A #4 REBAR SET; THENCE NORTH 87 DEGREES 01 MINUTES 41 SECONDS WEST, 22.18 FEET TO A RIGHT OF WAY MONUMENT FOUND; THENCE ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 81.78 FEET, SAID CURVE HAVING A RADIUS OF 426.56 FEET AND BEING SUBTENDED BY A CHORD OF 81.66 FEET, AT SOUTH 13 DEGREES 55 MINUTES 53 SECONDS WEST, TO A RIGHT OF WAY MONUMENT FOUND AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF VETERANS MEMORIAL HIGHWAY (VARIABLE R/W) AND HENDERSON ROAD (VARIABLE R/W), SAID POINT BEING THE POINT OF BEGINNING.

SAID TAX PARCELS CONTAIN 5.60 ACRES MORE OR LESS.

RECEIVED

FEB - 4 2010

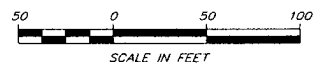
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

TOPOGRAPHY OBTAINED FROM COBB COUNTY GIS DEPT.

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE AE(1). ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130052, MAP NUMBER 13067 C.0217 G. DATED DECEMBER 16, 2008.

LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY IS DETERMINED BY OBSERVABLE EVIDENCE ONLY. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTION AND SUBSURFACE CONDITIONS THAT ARE NOT VISIBLE OR RECORDED, THUS DEEMING THEM UNDETERMINED AND NOT SHOWN. THIS PLAT IS INTENDED FOR THE PARTIES STATED ON THE FACE OF SURVEY. USE OF THE SURVEY BY THIRD PARTIES IS AT THEIR OWN RISK.

THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A FIVE SECOND DIGITAL THEODOLITE AND ELECTRONIC DISTANCE METER; LINEAR PRECISION OF TRAVERSE: 1/29,963; ANGULAR ERROR: 2" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/1,997,065. MATTERS OF TITLE ARE EXCEPTED.



DATE	2-3-10	REVISIONS
SCALE	1" = 50'	
DRAWN BY	MAN	
CHECKED BY	CAE	
FIELD BOOK	557	

ZONING PLAT FOR:

SOLAR FINANCIAL
1101 VETERANS MEMORIAL HWY.
& 6800 HENDERSON RD.

LOCATED IN L.L. 167
18th DISTRICT, 2nd SECTION
COBB COUNTY, GA.

Gaskins
ENGINEERING • SURVEYING • LAND PLANNING • ENVIRONMENTAL

1266 Powder Springs Rd
Marietta, Georgia 30064

www.gksurvey.com Phone: (770) 424-7164 Fax: (770) 424-7591

APPLICANT: Solar Financial, LLC
404-605-7000

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP
John H. Moore 770-429-1499

TITLEHOLDER: James A. Glass

PROPERTY LOCATION: Located at the northwesterly intersection
of Veterans Memorial Highway and Henderson Road.

ACCESS TO PROPERTY: Henderson Road

PHYSICAL CHARACTERISTICS TO SITE: Existing houses

PETITION NO: Z-11

HEARING DATE (PC): 04-06-10

HEARING DATE (BOC): 04-20-10

PRESENT ZONING: R-20

PROPOSED ZONING: CRC

PROPOSED USE: Event Facility

SIZE OF TRACT: 5.60 acres

DISTRICT: 18

LAND LOT(S): 167

PARCEL(S): 6, 7

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** RA-5/ undeveloped
- SOUTH:** R-20/ undeveloped
- EAST:** RA-4, LI/ house
- WEST:** RA-5/ undeveloped

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

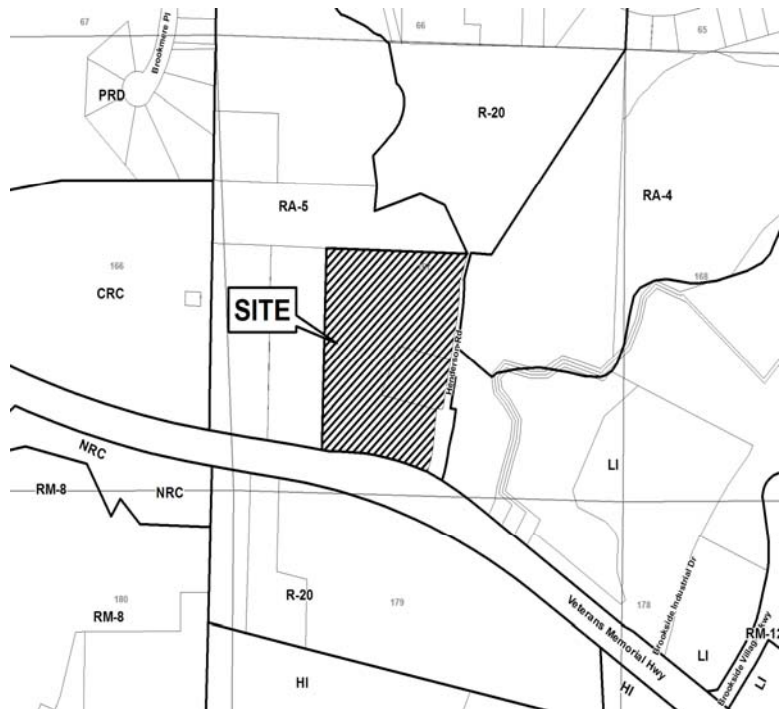
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

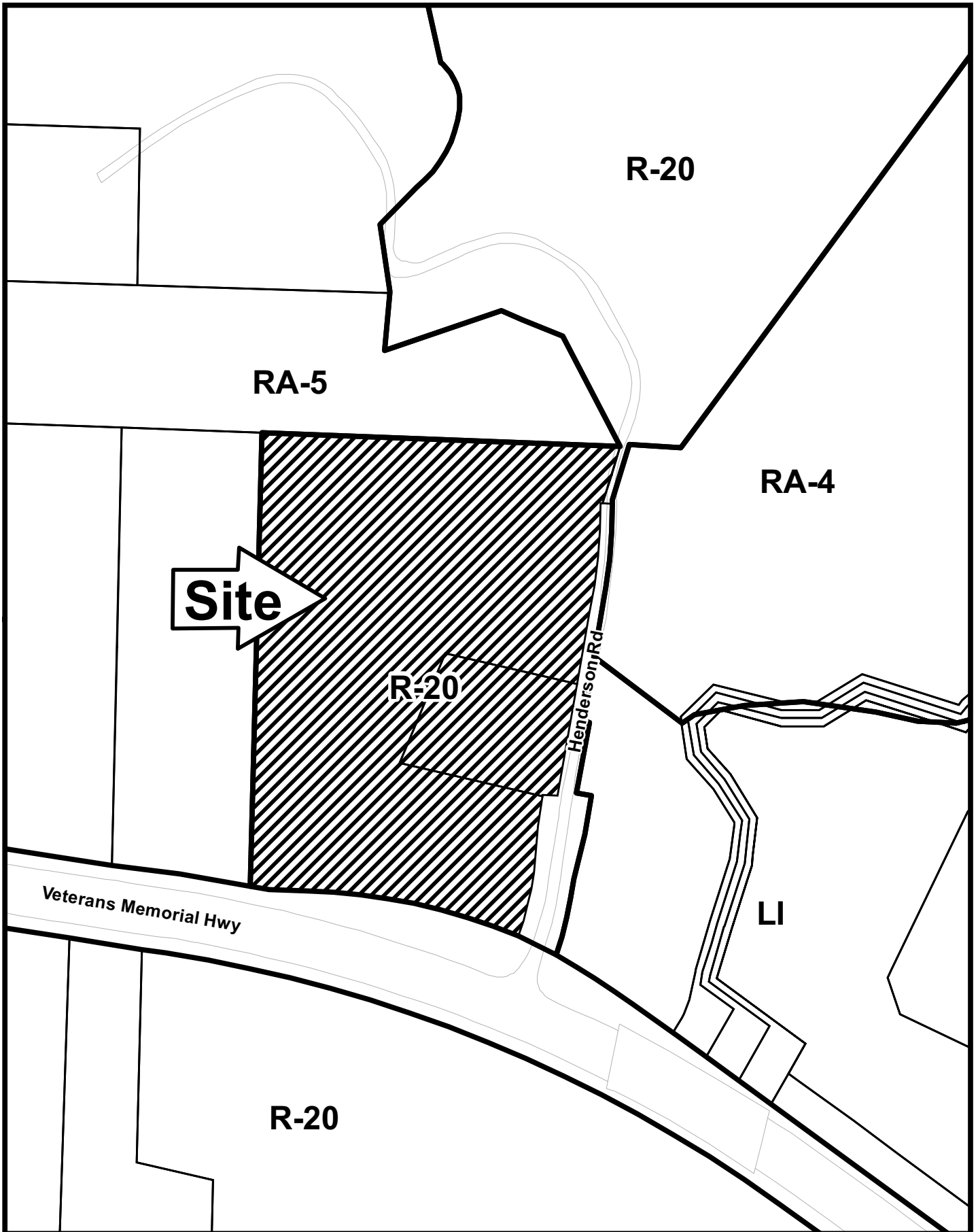
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

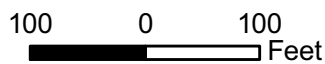
STIPULATIONS:





Z-11



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Solar Financial, LLC

PETITION NO.: Z-11

PRESENT ZONING: R-20

PETITION FOR: CRC

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

Land Use Plan Recommendation: Industrial Compatible

Proposed Number of Buildings: 1 **Total Square Footage of Development:** 13,500

F.A.R.: 0.06 **Square Footage/Acre:** 2,410

Parking Spaces Required: 82 **Parking Spaces Provided:** 82

The applicant is requesting the CRC zoning district to develop an event facility on the property. The building would be three stories in height with classic styling with natural materials and stone. The event facility would cater to weddings, birthday parties, and other special occasions, and would be open primarily on the weekends until 11:00 p.m. Additionally, on the third floor of the building would be nine small office suites that would be leased out to administrative or professional offices. The offices account for approximately 2,500 square-feet on the building. The offices would be open Monday through Friday, from 8:00 a.m. to 6:00 p.m. The applicant has submitted a Zoning Impact Analysis for review (see Exhibit "A").

Historic Preservation: After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, it is determined that the project area is in the immediate vicinity of documented Civil War trenches. In order to determine if any significant Civil War features are located within the project area, an archeological field survey performed by a cultural resource professional is to be considered at site plan review. This survey, if completed, should be submitted to the historic preservation planner. Based on the determination of either the presence or absence of potentially significant features, further recommendations (such as buffers, fencing, interpretive signage, etc.) shall be made by staff.

Cemetery Preservation: No comment.

APPLICANT: Solar Financial, LLC

PETITION NO.: Z-11

PRESENT ZONING: R-20

PETITION FOR: CRC

FIRE COMMENTS:

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 width 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.

Fire hydrant within 500 feet of most remote part of structure

APPLICANT Solar Financial, LLC

PETITION NO. Z-011

PRESENT ZONING R-20

PETITION FOR CRC

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): **6" DI / W side of Henderson Rd**

Additional Comments: Records show 6800 Henderson Rd connected and active, 1101 Veterans Memorial connected and inactive

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: **375' E**

Estimated Waste Generation (in G.P.D.): **A D F 2460 Peak= 6150**

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

Drv 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 ans 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 Comments: License Agreement necessary for easement across Cobb County property. Central kitchens require exterior grease traps and architectural plans submittal/approval.

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: Solar Financial, LLC

PETITION NO.: Z-11

PRESENT ZONING: R-20

PETITION FOR: CRC

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Nickajack Creek FLOOD HAZARD INFO: Zone AE

- 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 proposed structures out of hazard area.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location: Along stream channels, within stream buffers and surrounding existing pond.

- 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'(tribs)**, 75', 100' or **200'(Nickajack)** each side of creek channel.

DOWNSTREAM CONDITION

- 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 downstream receiving stream.

APPLICANT: Solar Financial, LLC

PETITION NO.: Z-11

PRESENT ZONING: R-20

PETITION FOR: CRC

DRAINAGE 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 significantly impacted by floodplain from Nickajack Creek to the west as well as two stream channels which traverse the site, both of which receive significant runoff from the Providence Commercial Center located to the east. Since the existing onsite pond receives a significant amount of this offsite runoff, it needs to be improved to current spillway standards.
2. No fill may be placed onsite which would reduce the existing floodplain storage.
3. If Fee-in-Lieu of Detention is pursued to meet stormwater management requirements, a flow easement will be required from the adjacent downstream property owner, Robert Futrelle. Water quality volume would still need to be provided onsite.

APPLICANT: Solar Financial, LLC

PETITION NO.: Z-11

PRESENT ZONING: R-20

PETITION FOR: CRC

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Veterans Memorial Highway	26600	Arterial	45 mph	GDOT	100'
Henderson Road	N/A	Local	25 mph	Cobb County	50'

Based on 2008 traffic counting data taken by Cobb County DOT (Veterans Memorial Highway).

COMMENTS AND OBSERVATIONS

Veterans Memorial Highway 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.

Henderson Road is classified as a local and according to the available information; the existing right-of-way does not meet the minimum requirements for this classification.

Install curb, gutter, and sidewalk along the entire Veterans Memorial Highway frontage.

Henderson Road is a substandard street.

Install curb and gutter along entire Henderson Road frontage.

GDOT permits will be required for all work that encroaches upon State right-of-way.

RECOMMENDATIONS

Recommend applicant consider entering into a development agreement pursuant of 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 north side of Veterans Memorial Highway, a minimum of 50' from the roadway centerline.

Recommend applicant consider entering into a development agreement pursuant of 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 west side of Henderson Road, a minimum of 25' from the roadway centerline.

Recommend installing curb, gutter, and sidewalk along the Veterans Memorial Highway frontage.

Recommend no access to Veterans Memorial Highway and removing existing driveway.

Recommend improving Henderson Road from along the frontage to comply with Cobb County Standards.

Recommend installing curb and gutter along the Henderson Road frontage.

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

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

STAFF RECOMMENDATIONS

Z-11 SOLAR FINANCIAL, 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 area contains a mixture of residential, commercial, industrial, and institutional uses.
- 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 scale and intensity of the proposal would be similar to other non-residential uses along Veterans Memorial Highway.
- 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 to be within an Industrial Compatible Land Use Category. However, the area has been transitioning out of Industrial Compatible uses to higher-end commercial and residential uses the last few years.
- 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 located in an area that contains a variety of land uses, and would be compatible with adjacent and nearby uses. The development trend in the area is not for industrial-related businesses, as anticipated by the Land Use Map, but for new commercial and residential uses.

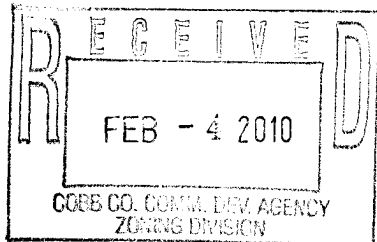
Based on the above analysis, Staff recommends APPROVAL subject to the following conditions:

- Site plan received by the Zoning Division February 4, 2010, with the District Commissioner approving minor modifications;
- Fire Department comments;
- Historic Preservation comments;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations;
- DOT comments and recommendations;
- 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.

ATTACHMENT TO APPLICATION FOR REZONING

IMPACT ANALYSIS STATEMENT



Application No.: Z- 11 (2010)
Hearing Dates: April 6, 2010 and
April 20, 2010

Applicant: Solar Financial, LLC
Titleholder: James A. Glass

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

- (a) Applicant and Property Owner are seeking rezoning of an approximately 5.60 acre tract located at the northwesterly intersection of Veterans Memorial Highway and Henderson Road (known as 1101 Veterans Memorial Highway) (hereinafter the "Property" or the "Subject Property") from the existing zoning category of R-20 to the proposed zoning category of Community Retail Commercial ("CRC"). Applicant is seeking to develop the Property for an events center for weddings, receptions, family gatherings and reunions, and the like. The requested category of CRC will permit the use sought by Applicant which is more suitable to the tract in view of its location, size, and the use and development of adjacent and nearby properties. Properties along the Veterans Memorial Highway corridor are primarily commercial, and within the vicinity of the Subject Property are located Light Industrial ("LI"), General Commercial ("GC"), Neighborhood Retail Commercial ("NRC"), and other CRC zoned properties. The zoning of the Subject Property to the CRC zoning classification for use as an events center will provide a buffer for the residentially zoned properties located to the north and easterly of the Subject Property.
- (b) This zoning proposal should have no adverse effect on the existing use or usability of adjacent or nearby property. The proposed development should have a minimal, if any, impact on surrounding properties; and should have a very positive effect in that the existing structure would be removed from the Property and replaced with a designed, architecturally appealing structure, together with landscaping and maintenance for the grounds. If approved and developed according to the request, the adjacent and nearby property owners should benefit in higher land values. Cobb County will benefit in increased revenue.
- (c) The Property as zoned does not have a reasonable economic use. The proposed rezoning will provide a higher and better use of the Subject Property.

- (d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Commercial development has almost no effect on schools, minimal effect on utilities and transportation facilities. The improved roadways in the area can accommodate any increased traffic the proposed development may bring without burdensome effects.
- (e) The zoning proposal is not in conformity with the Land Use Map of Cobb County, Georgia; however, if rezoned as requested, it would serve as a step-down zoning as the Subject Property is currently located within an Industrial Compatible Future Land Use category.
- (f) Veterans Memorial Highway is a multiple lane highway and is no longer suitable for residential development adjacent to it. The use of the Subject Property as an events center will allow for a less intense commercial use to be located adjacent to RA-5 and R-20 zoned properties to the west, north, and east. The development would provide a measure to ensure the LI zoned property to the east does not progress westerly along Veterans Memorial Highway. Additionally, the Subject Property now has a small residence located on it, and the development would allow for a very aesthetically pleasing use, with landscaped and well-maintained grounds. The use, although a commercial use, would not generate traffic volume and other items generally associated with a commercial development. Thus, the rezoning proposed in the pending Application for Rezoning would allow for a more suitable and economic use without detrimental impact upon the surrounding area.