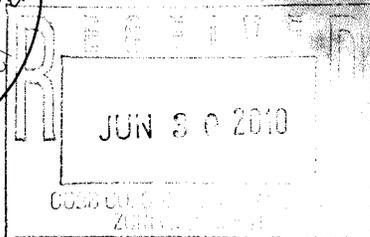
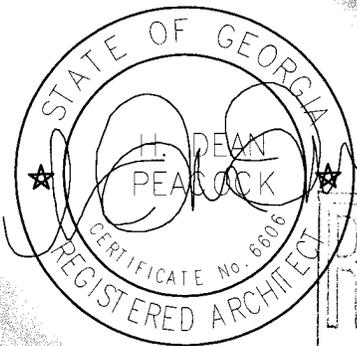
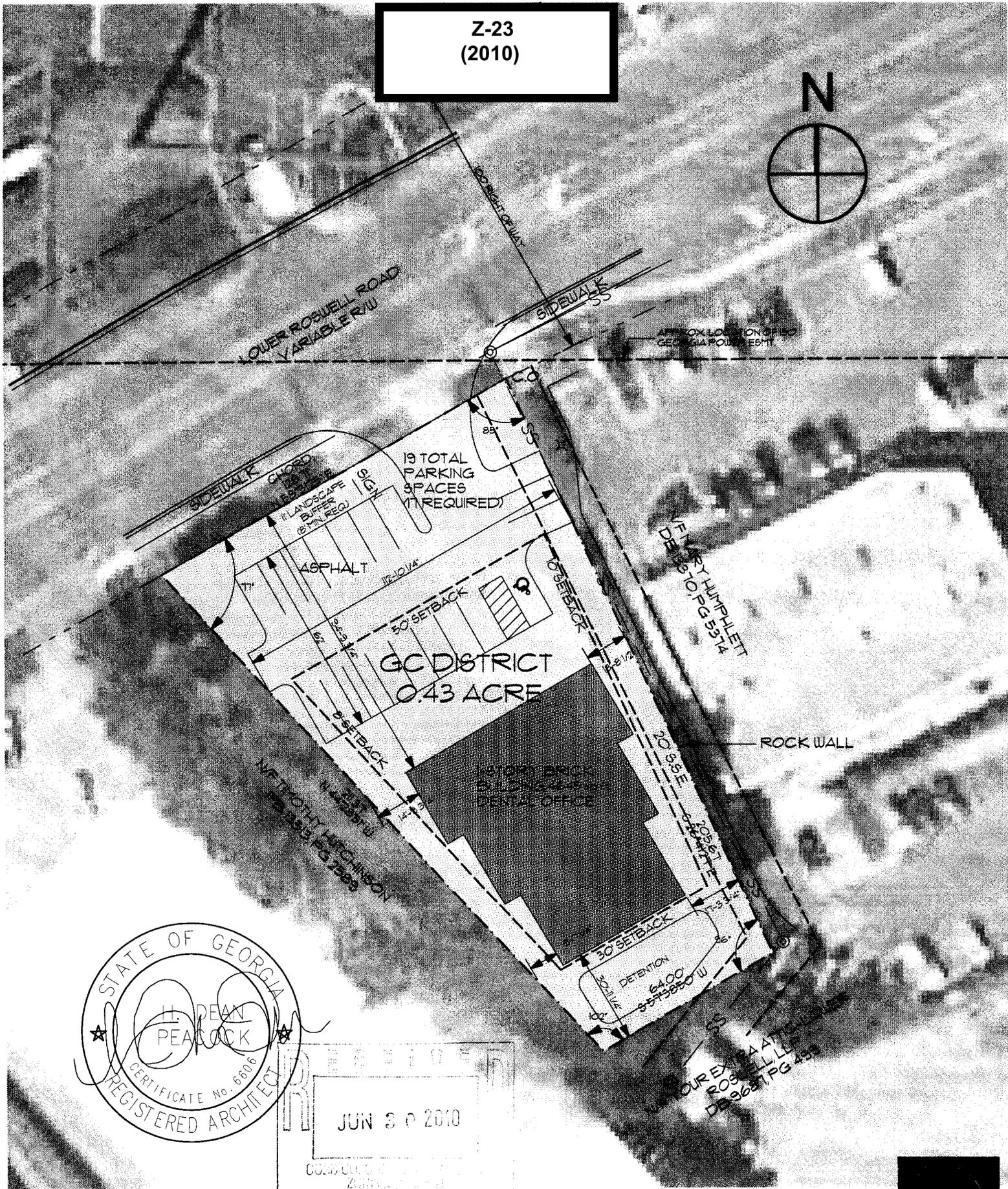
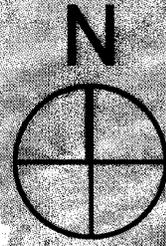


Z-23
(2010)



A&M DENTAL OFFICE PROPOSED SITE PLAN

SCALE: 1" = 40'-0"

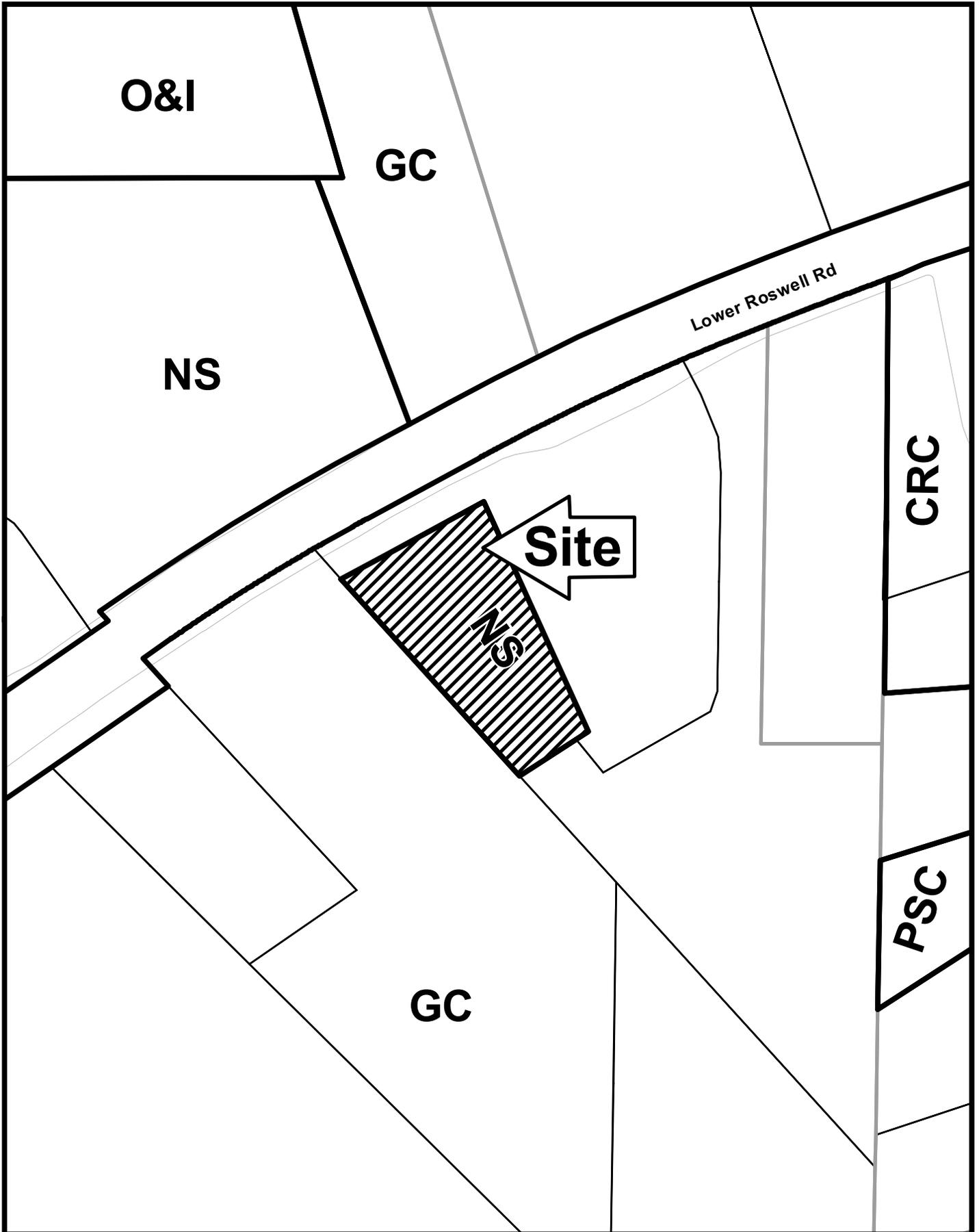
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LL 69, DISTRICT I, COBB COUNTY, GA

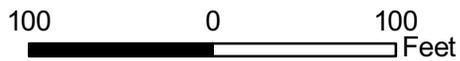


PEACOCK
ARCHITECTS

Z-23



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



-  City Boundary
-  Zoning Boundary

APPLICANT: A & M Dental Office, LLC

PETITION NO.: Z-23

PRESENT ZONING: NS

PETITION FOR: GC

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

Land Use Plan Recommendation: Community Activity Center

Proposed Number of Buildings: 1 **Total Square Footage of Development:** 4,645

F.A.R.: .25 **Square Footage/Acre:** 10,803

Parking Spaces Required: 17 **Parking Spaces Provided:** 19

The applicant is seeking to rezone the property to the GC zoning district in order to redevelop the existing dental office business. The existing building will be demolished. The proposed building will be one story in height and will be traditional in styling. The façade will have brick, stone, and EIFS. Hours/days of operation will be Monday through Thursday 7am to 6pm. The applicant intends to allow the existing office building to remain during construction (being removed before opening proposed office). The proposed building will require a two (2) foot side setback variance on the western property line from the required ten (10) feet to eight (8) feet due to its placement further back on the property. The applicant has submitted a Zoning Impact Analysis for your review (see Exhibit "A").

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.

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.

APPLICANT: A & M Dental Office, LLC

PETITION NO.: Z-23

PRESENT ZONING: NS

PETITION FOR: GC

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 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).

Residential subdivision: Cul-de-sac with an island – minimum 60 foot radius to outside curb, measured to inside of curb, minimum lane width 24 feet **or** Cul-de-sac without an island – 38 foot outside radius **or** Hammerhead turn-around – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

APPLICANT A&M Dental Office, LLC

PETITION NO. Z-023

PRESENT ZONING NS

PETITION FOR GC

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 / S side Lower Roswell Rd

Additional Comments: Records show property as connected and active

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: At site along NE property line

Estimated Waste Generation (in G.P.D.): **A D F** 400 **Peak=** 1000

Treatment Plant: **Sutton**

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

Projected Plant Availability: 0 - 5 years 5 - 10 years over 10 years

Drw 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: Records show address not currently connected. Connection required upon re-development

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: A & M Dental Office, LLC

PETITION NO.: Z-23

PRESENT ZONING: NS

PETITION FOR: GC

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Sope 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 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 drainage 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 downstream receiving system.

APPLICANT: A & M Dental Office, LLC

PETITION NO.: Z-23

PRESENT ZONING: NS

PETITION FOR: GC

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 entire site drains to the rear of the property. Although no existing discharge point was observed during the site visit, runoff from the site must be conveyed to and through the existing storm system located on the adjacent Your Extra Attic parcel located directly to the south. Any modification to the existing discharge required by the new detention pond will likely require an easement agreement from the adjacent parcel, if none presently exists. The existing rock landscape wall and sanitary sewer located at the rear of the property will also be a design constraint. These issues must be addressed during Plan Review.
2. Adequate access around the building to the rear of the property must be provided for detention pond maintenance.

APPLICANT: A&M Dental Office, LLC

PETITION NO.: Z-23 (10)

PRESENT ZONING: NS

PETITION FOR: GC

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
Lower Roswell Road	20100	Arterial	40 mph	Cobb County	100'

Based on 2005 traffic counting data taken by Cobb County DOT (Lower Roswell Road)

COMMENTS AND OBSERVATIONS

Lower Roswell Road 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 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 south side of Lower Roswell Road, 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-23 A & M Dental Office, 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. This portion of Lower Roswell Road, is an established commercial area that contains a mixture of retail, office, and restaurants.
- 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 request is in keeping with the surrounding commercial uses and would be a welcomed update to the property, allowing for better parking accommodations and facilities for the existing dental office.
- 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 a Community Activity Center.
- 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 portion of Lower Roswell Road is home to many commercial businesses. Staff would suggest rezoning the property to the NRC zoning district in an effort not to “over zone” the subject property, as NRC would be better keeping with the character and allowed uses desired in this area. The NRC zoning district would allow the dental office business as desired within a new facility, but would require contemporaneous variances of the side yard setbacks required of the NRC Zoning District (fifteen (15) feet). Staff believes that this would allow the appropriate step down in zoning intensity as desired in this commercial area which transitions to residential in the wider area west along Lower Roswell Rd.

Based on the above analysis, Staff recommends DELETION of the applicant’s request to NRC subject to the following conditions:

- Site plan received by the Zoning Division June 30, 2010, with the District Commissioner approving minor modifications;
- Fire Department comments;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations; and
- DOT comments and recommendations.

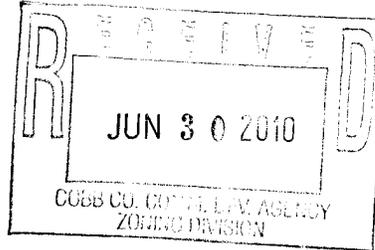
The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.



PEACOCK
architects

6/28/10

Cobb County Zoning Division
100 Cherokee Street
Marietta, GA 30090



To whom it may concern,

The requested rezoning for 4720 Lower Roswell Rd. from NS to GC will not change the intended use of the property or building located within. The existing building located at 4720 Lower Roswell Rd. is currently a dental office. The proposed new building will be a dental office of similar construction. The surrounding properties are currently zoned GC (General Commercial). The nearby properties are also GC (General Commercial) with NS (neighborhood Shopping) O&I (Office/Institutional) mixed among them. Since the property use will not change with the requested rezoning, the usage remains suitable to, and will not adversely affect the use and development of the surrounding, and nearby properties.

As currently zoned the property has limited development potential due to its size. Rezoning will ensure better development and economic opportunities for the site. Since the site is limited in size and proposed usage of the site will not change, the rezoning proposal is not projected to cause excessive or burdensome use of existing streets, transportation Facilities, utilities, or schools.

The zoning proposal is in conformity with the policy and intent of the land use plan. There are no other existing changes or conditions affecting the use of the property, which give supporting grounds for disapproval of the zoning proposal.

Thank you,

Andrew Speer
Peacock Partnership

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Atlanta, Georgia 30328
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404.214.5208 fx