

# **PRELIMINARY ZONING ANALYSIS**

**Planning Commission Hearing Date: September 9, 2010**  
**Board of Commissioners Hearing Date: September 21, 2010**

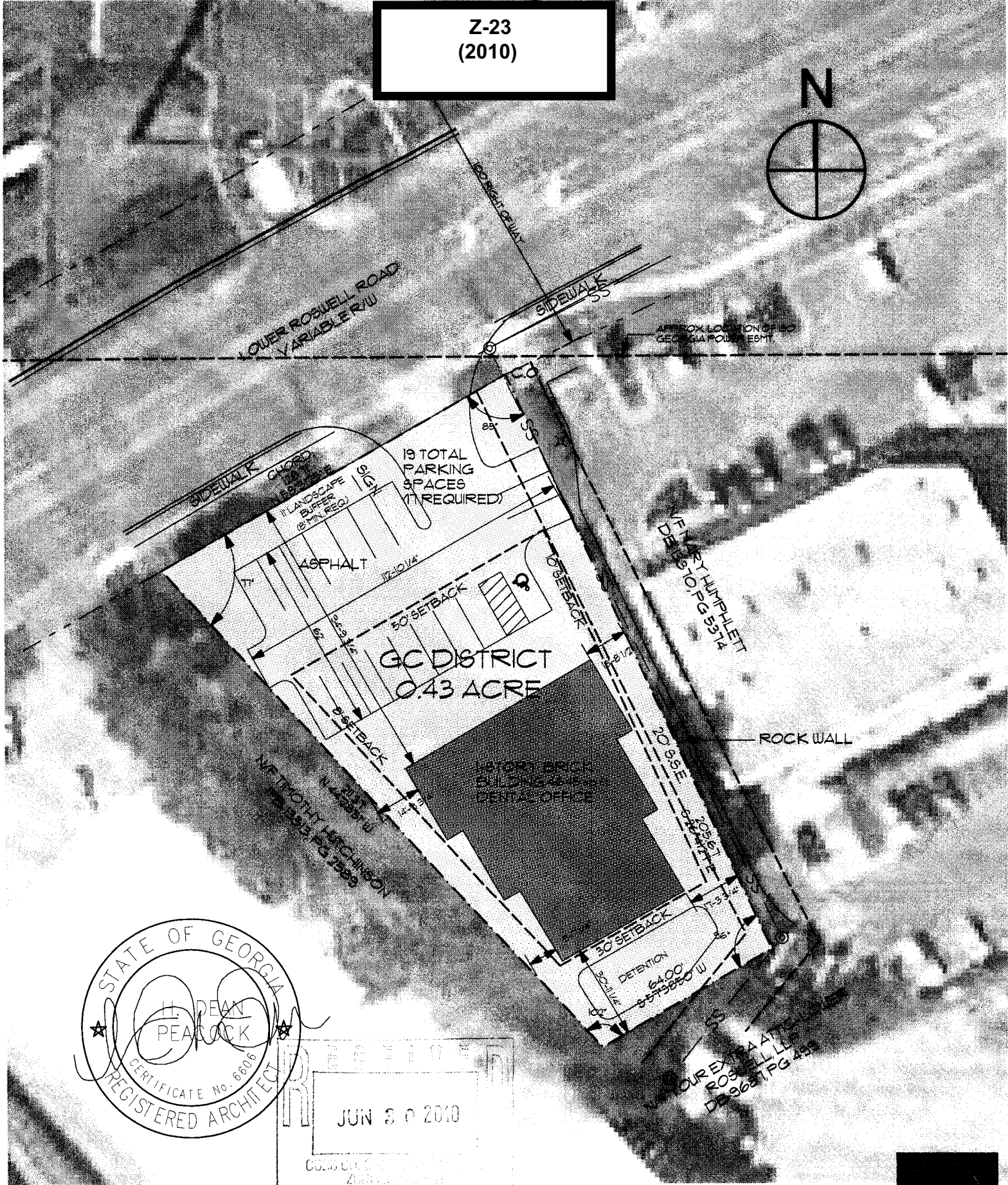
**Due Date: July 23, 2010**

**Date Distributed/Mailed Out: July 8, 2010**



*Cobb County...Expect the Best!*

**Z-23  
(2010)**



6.16.10

PEACOCK  
ARCHITECTS

**APPLICANT:** A & M Dental Office, LLC

770-973-8222

**REPRESENTATIVE:** Andrew Speer

404-214-5200

**TITLEHOLDER:** A & M Dental Office, LLC

**PROPERTY LOCATION:** Located on the south side of Lower Roswell

Road, west of Johnson Ferry Road

**ACCESS TO PROPERTY:** Lower Roswell Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**PETITION NO:** Z-23

**HEARING DATE (PC):** 09-09-10

**HEARING DATE (BOC):** 09-21-10

**PRESENT ZONING:** NS

**PROPOSED ZONING:** GC

**PROPOSED USE:** Dental Office

**SIZE OF TRACT:** 0.43 acres

**DISTRICT:** 1

**LAND LOT(S):** 69

**PARCEL(S):** 29

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

**COMMISSION DISTRICT:** 2

**FUTURE LAND USE MAP:** Community Activity Center

**NORTH:**

**SOUTH:**

**EAST:**

**WEST:**

**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:**



RECEIVED

JUN 8 0 2010

COOD CO. CORP.  
ZONING

Application No. Z-23  
2010

## Summary of Intent for Rezoning

### Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): N/A
- b) Proposed building architecture: N/A
- c) Proposed selling prices(s): N/A
- d) List all requested variances: N/A

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

- a) Proposed use(s): DENTAL OFFICE
- b) Proposed building architecture: Single story, Residential in style. Most likely  
Wood Construction. Brick, stone, EIFS Combination Facade.
- c) Proposed hours/days of operation: Mon - Thursday 7-6
- d) List all requested variances: SIDE YARD BUILDING SET BACK

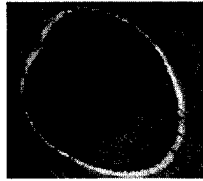
### Part 3. Other Pertinent Information (List or attach additional information if needed)

See Exhibit "A"

### 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).

NO



PEACOCK  
*architects*

Z-23-2010  
Exhibit 'A'

6/28/10

**Cobb County Zoning Division**  
100 Cherokee Street  
Marietta, GA 30090

To whom it may concern,

The owner's intent as part of the rezoning request is to bring the property up to min. requirements as much as possible. The existing building on the property will need to remain in place and open for business until the new building is complete. Also, in order to meet min parking requirements, the new building will be forced toward the back of the property where the lot width decreases substantially. Due to the size and shape of the property we are asking for a 2' variance on the building setback on the west side of the property. The variance requested will not injure the public or private rights of others.

Thank you,

Andrew Speer  
Peacock Partnership

2000 RiverEdge Parkway  
Suite Seven Hundred  
Atlanta, Georgia 30328  
404.214.5200 ph  
404.214.5208 fx





**Z-24  
(2010)**

SEWER LINE TABLE		
Sewer A	IN = 1000.00	CHD = 1000.00
	INW = 1000.20	CHD = 1000.20
	INW - OUT = 1000.22	CHD = 1000.22
Sewer B	IN = 1000.00	CHD = 1000.00
	INW = 1000.00	CHD = 1000.00
	INW - OUT = 1000.15	CHD = 1000.15
Sewer C	IN = 1000.00	CHD = 1000.00
	INW = 1000.77	CHD = 1000.77
	INW - OUT = 1000.80	CHD = 1000.80
Sewer D	IN = 1000.00	CHD = 1000.00
	INW = 1001.70	CHD = 1001.70
	INW - OUT = 1001.70	CHD = 1001.70
Sewer E	IN = 1000.00	CHD = 1000.00
	INW = 1004.87	CHD = 1004.87
	INW - OUT = 1004.87	CHD = 1004.87
Sewer F	IN = 1000.00	CHD = 1000.00
	INW = 1001.17	CHD = 1001.17
	INW - OUT = 1001.17	CHD = 1001.17
Sewer G	IN = 1000.00	CHD = 1000.00
	INW = 1000.00	CHD = 1000.00
	INW - OUT = 1000.00	CHD = 1000.00

**i.**

1. UTILITIES LOCATED BY BROTHERMAN, LOCATED BY  
222 STEPHENS ROAD, CHANDLER, GEORGIA 30015  
PHONE: 404-255-2100  
CELLULAR: 770-255-2100  
FAX: 404-255-2100
2. BELL, INGRESS AND EGRESS CO  
2000 W. CORD COUNTY WINTER  
TELEPHONE: 761, SOUTH TOWNSHIP  
TELEPHONE: 761, SOUTH TOWNSHIP  
POWER: CORD INC
3. BELL - TOP FINE INTERMEDIATE, ELEVATION 1040.50, LOCATED NORTHERN  
RD 10 - 1/2 MILE IN POWER POLE, ELEVATION 1030, LOCATED NORTHERN
4. KENNEDY PLAT. - BERRY, RYAN MARITIMA CONSTRUCTION, INC.  
DATED JAN. 2, 1997  
BY: CAROLYN L. BERRY  
300 MARITIMA PLACE  
NANTUCKET, MA 02554

**UTILITY LINE LEGEND**

	UNDERGROUND TELEPHONE AND POWER
	WATER LINE
	GAS LINE
	UNDERGROUND PIPING



**BOUNDARY & TOPOGRAPHIC  
SURVEY FOR  
EAST COBS UNITED  
METHODIST CHURCH  
LOCATED IN LAND LOT 97  
16th DISTRICT, 2nd SECTION  
COBS COUNTY, GEORGIA  
SCALE: 1"=40'**

DATE OF SURVEY : JANUARY 31, 2008  
DATE OF DRAWING : FEBRUARY 14, 2008

**H.B. & P.  
CORVETTING, Inc.**

10 KENNESAW AVE. C-B  
RIETTA, GA. 30060  
ONE (770) 425-0141

**JOB # 02-063**

**LEGEND**

CO	- CLEAN OUT	IPF -
FH	- FIRE HYDRANT	IPB -

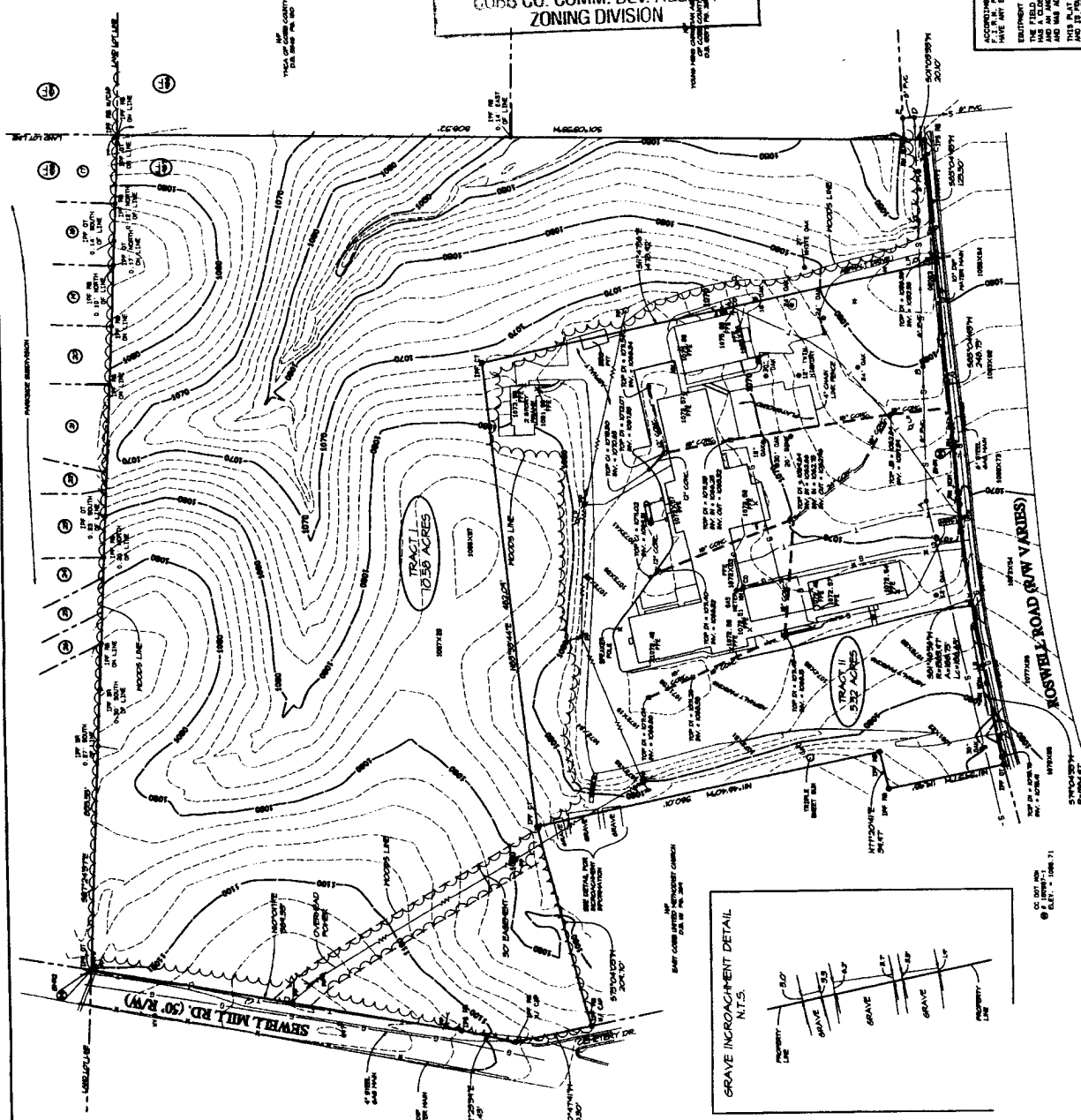
FH	-	FINE HYDRANT	1P3
MN	-	WATER METER	P8
WV	-	WATER VALVE	OT
NON	-	MONUMENT	DI
FFC	-	FINISHED FLOOR	CI
CURB	-		
DROPPED	-		
OPENING	-		
REBAR	-		
INCH	-		

☼ - LIGHT POST  
PP - POWER LINE

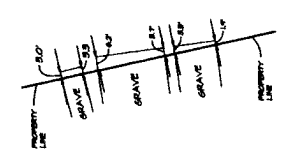
ACCORDING TO AN EXAMINATION OF THE OFFICIAL  
F.I.R.M. FLOOD MAPS, THIS PROPERTY DOES NOT  
HAVE ANY SPECIAL FLOOD HAZARD CONDITIONS.

EQUIPMENT USED: SODKIA NET 40 II

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE  
AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN  
273.637 FEET.



**GRAVE INCROACHMENT DETAIL.**





**APPLICANT:** East Cobb United Methodist Church, Inc.

770-971-3643

**REPRESENTATIVE:** Moore Ingram Johnson & Steele, LLP

J. Kevin Moore 770-429-1499

**TITLEHOLDER:** Trustees of Camp Ground United Methodist Church

f/k/a Trustees of Marietta Camp Ground Property

**PROPERTY LOCATION:** Located on the north side of Roswell

Road, easterly of Sewell Mill Road

**ACCESS TO PROPERTY:** Roswell Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:**

**SOUTH:**

**EAST:**

**WEST:**

**PETITION NO:** Z-24

**HEARING DATE (PC):** 09-09-10

**HEARING DATE (BOC):** 09-21-10

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** NRC

**PROPOSED USE:** Religious facility with  
an electronic reader board sign

**SIZE OF TRACT:** 5.4 acres

**DISTRICT:** 16

**LAND LOT(S):** 987

**PARCEL(S):** 13

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

**COMMISSION DISTRICT:** 3

**FUTURE LAND USE MAP:** Public Institutional

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

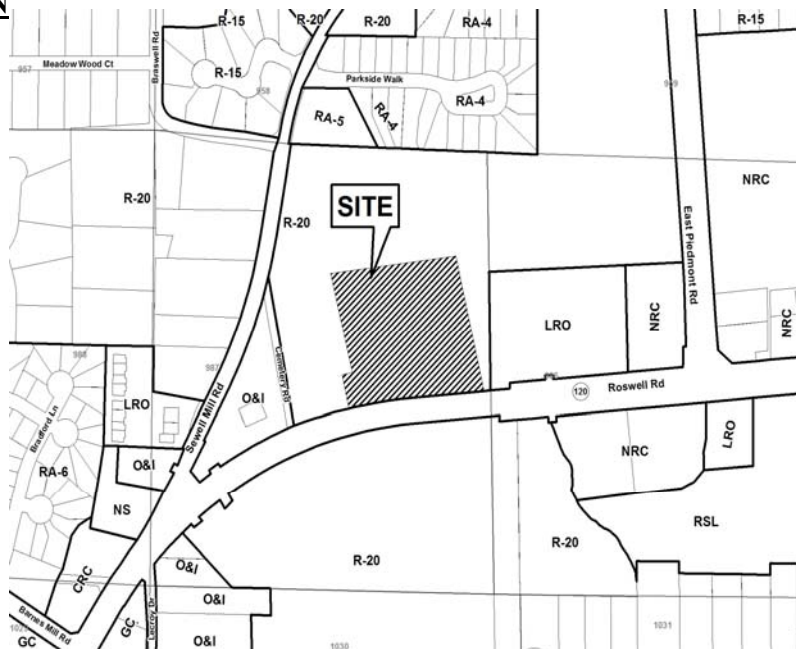
**BOARD OF COMMISSIONERS DECISION**

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

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

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:**



## Summary of Intent for Rezoning\*

.....  
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): Not Applicable
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed selling prices(s): \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

- a) Proposed use(s): Church with monument-style electronic reader  
board signage
- b) Proposed building architecture: Not Applicable
- c) Proposed hours/days of operation: Not Applicable
- d) List all requested variances: None known at this time
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

A portion of the Subject Property has been condemned by the Georgia  
Department of Transportation as part of a joint condemnation with Cobb  
County, which condemnation has taken the existing signage; and, thus,  
the basis for the Application for Rezoning is to provide replacement  
signage.

.....  
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 known at this time

\_\_\_\_\_

\_\_\_\_\_

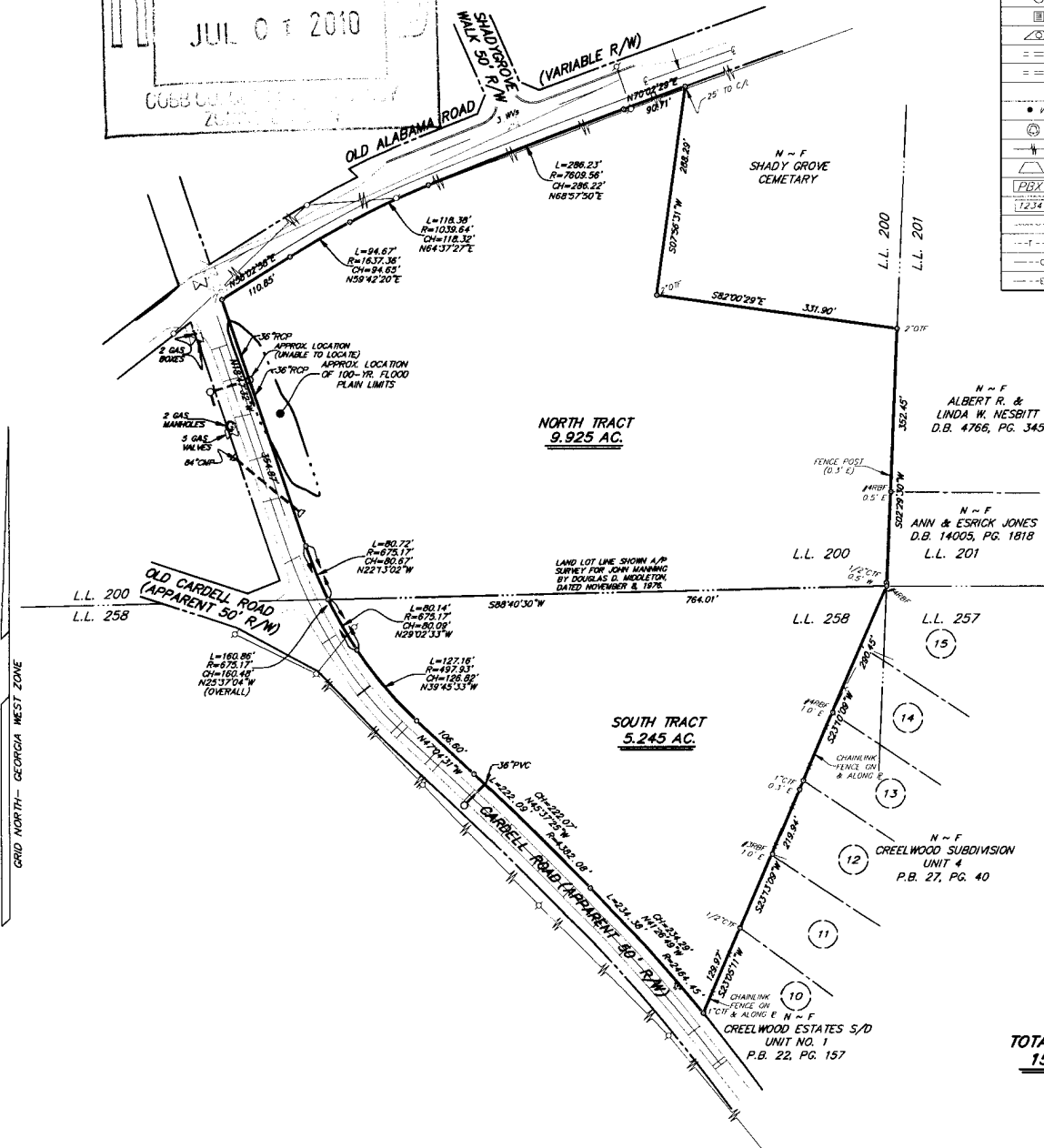
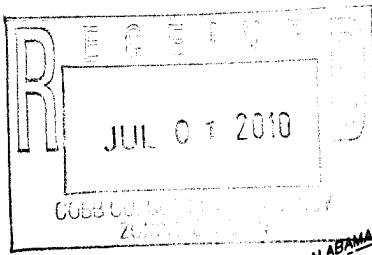
\*Applicant specifically reserves the right to amend any information set forth herein at any time during the rezoning process.



# SLUP-7 (2010)

## LEGEND

⊕	P.P. - POWER POLE
⊗	L.P. - LIGHT POLE
⊙	F.H. - FIRE HYDRANT
⊗	M.H. - SANITARY SEWER MANHOLE
⊗	W.M. - WATER METER
⊗	G.M. - GAS METER
○	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
—X—	TYPE OF FENCE
○	J.B. - JUNCTION BOX L.L. 258
⊗	D.I. - DROP INLET / YARD INLET
△	C.B. - CATCH BASIN
==	R.C.P. - REINFORCED CONCRETE PIPE
==	C.M.P. - CORRUGATED METAL PIPE
	F.F.E. - FINISHED FLOOR ELEVATION
•	W.V. - WATER VALVE
⊗	TELEPHONE MANHOLE
—	OVERHEAD POWER LINES
△	H.W. - HEADWALL
⊗	P.B.X. - POWERBOX
1234	STREET ADDRESS
---	WATER LINE
---	UNDERGROUND TELEPHONE LINE
---	GAS LINE
---	UNDERGROUND ELECTRICAL LINE



**TOTAL ACREAGE**  
**15.17 AC.**

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION, I.E. UNDERGROUND TANKS, GAS LINES, WATER LINES SEWER LINES ETC.

THIS PARCEL OF LAND IS IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE AE/2. ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130032 MAP NUMBER 13087 C 0089 F DATED AUGUST 18, 1992.

THIS PLAT IS FOR THE EXCLUSIVE USE OF THE PARTIES STATED ON THE FACE OF THE SURVEY. ANY USE 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: 1/23,269; ANGULAR ERROR: 3" PER POINT. THE TRAVERSE WAS ADJUSTED USING THE COMPASS RULE. LINEAR PRECISION OF THIS PLAT: 1/176,730. MATTERS OF TITLE ARE EXCEPTED.



THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, CLAIMS, PRESCRIPTIONS, SUBSURFACE CONDITIONS, OR OTHER MATTERS OF TITLE WHICH ARE NOT VISIBLE, NOT RECORDED, OR NOT DISCLOSED IN THE TITLE COMMITMENT PROVIDED BY THE OWNER, THE PURCHASER, OR ANY AGENTS THEREOF.

DATE	: 12-6-05	REVISIONS
SCALE	: 1"=100'	
DRAWN BY	: MAN	
CHECKED BY	: DH/CAE	
FIELD BOOK	: RAG	

**Haskins**  
SURVEYORS • ENGINEERS • LAND SURVEYORS



SURVEY FOR:  
**KEVIN JORDAN**

LOCATED IN L.L. 201 & 258  
18th DISTRICT, 2nd SECTION  
COBB COUNTY, GA.

**APPLICANT:** Aggregate Material Hauling, LLC

770-231-5882

**REPRESENTATIVE:** Sams, Larkin & Huff, LLP

Garvis L. Sams, Jr. 770-422-7016

**TITLEHOLDER:** Pinnacle Development Partners, LLC

**PROPERTY LOCATION:** Located at the southeast intersection of

Old Alabama Road and Cardell Road

**ACCESS TO PROPERTY:** Old Alabama Road, Cardell Road

**PHYSICAL CHARACTERISTICS TO SITE:** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:**

**SOUTH:**

**EAST:**

**WEST:**

**PETITION NO:** SLUP-7

**HEARING DATE (PC):** 09-09-10

**HEARING DATE (BOC):** 09-21-10

**PRESENT ZONING:** R-20 OSC

**PROPOSED ZONING:** SLUP

**PROPOSED USE:** Reduction of Rock

**SIZE OF TRACT:** 15.17 acres

**DISTRICT:** 19

**LAND LOT(S):** 201, 258

**PARCEL(S):** 2, 3

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

**COMMISSION DISTRICT:** 4

**FUTURE LAND USE MAP:** Low Density Residential

**See Exhibit "A" for  
Letter of Intent**

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

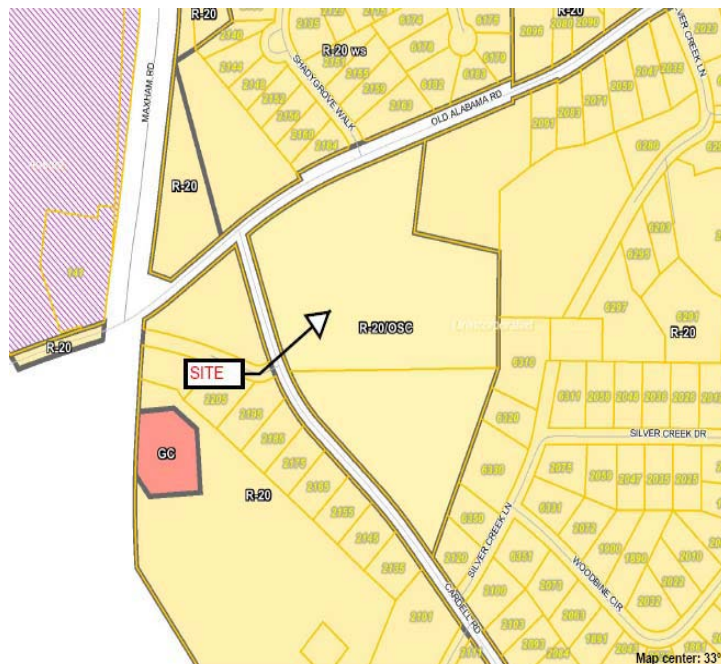
**BOARD OF COMMISSIONERS DECISION**

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

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

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

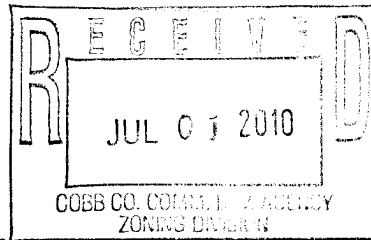
**STIPULATIONS:**



Atlanta Stone, Inc.

98 Howell Avenue

Fairburn, GA 30213



RE: Cardell Road/Old Alabama Road Site

Plan For Operation of Site Located at Cardell Rd @ Old Alabama Road, Austell, Georgia

Pursuant to the issuance of a Temporary Land Use Permit by Cobb County, Georgia the following narrative is offered to explain the plan that the applicants are interested in implementing.

Aggregate Material Hauling, LLC (AMH), a dump truck hauling company, holds the hauling contract from Shea-Traylor JV who is the prime contractor to the Cobb County Water Department for the South Cobb Tunnel (SCT) Project. This contract requires AMH to remove granite spoils generated by the tunnel boring machine and transported off site for disposal. The economics of this operation dictate a location that is no farther away from the tunnel site than 1.5 miles and about 10 to 15 acres in size.

AMH's sister company, Atlanta Stone, Inc. (ASI) is in the business of recycling granite material mined from tunnels such as SCT and converts this material into useable construction aggregate. ASI performed similar work at a site in connection with the Atlanta CSO tunnel.

The 16 acre Cardell Road site is ideal for such an operation for several reasons.

1. It has enough acreage to store the remaining stone to be mined over the next 8 months.
2. It has a thick growth of perimeter trees to mitigate dust and noise.
3. At 2/10ths of a mile from the tunnel site, it is close enough to minimize the number of trucks added to the local traffic in the area and to minimize wear and tear on the county roads.

The plan is to transport the granite tunnel material to the Cardell Road site over the next six to eight months for storage. During that time, a three deck screening plant will recycle the granite material into three products for the local construction industry. Over the next twenty four months that the Shea-Traylor JV will be completing the SCT Project, the tunnel material will be processed on the site and shipped to its customer base. The site then will be cleaned up and left in a natural state for future development as it is currently zoned.

The equipment used to recycle the granite tunnel material into the finished product is simply a three deck screening processor that is very quiet. Besides the thick forest perimeter surrounding the storage site, dust will be further mitigated with the use of water from a water truck and a sprinkler system fitted to the screening plant. The perimeter buffer area surrounding the stone storage site within the property will be protected from erosion by a double silt fence. Operation of the site will be restricted to eight to ten daylight hours.

If approved, this plan will greatly reduce the number of dump trucks and truck traffic in the local area. Atlanta Stone, Inc. has operated a site associated with the Atlanta CSO tunnel very similar to this project in Cobb County with no complaints from residents or governmental agencies. Thank you.