

PRELIMINARY ZONING ANALYSIS

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

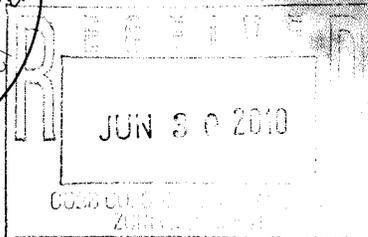
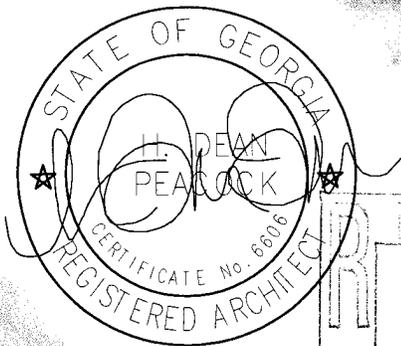
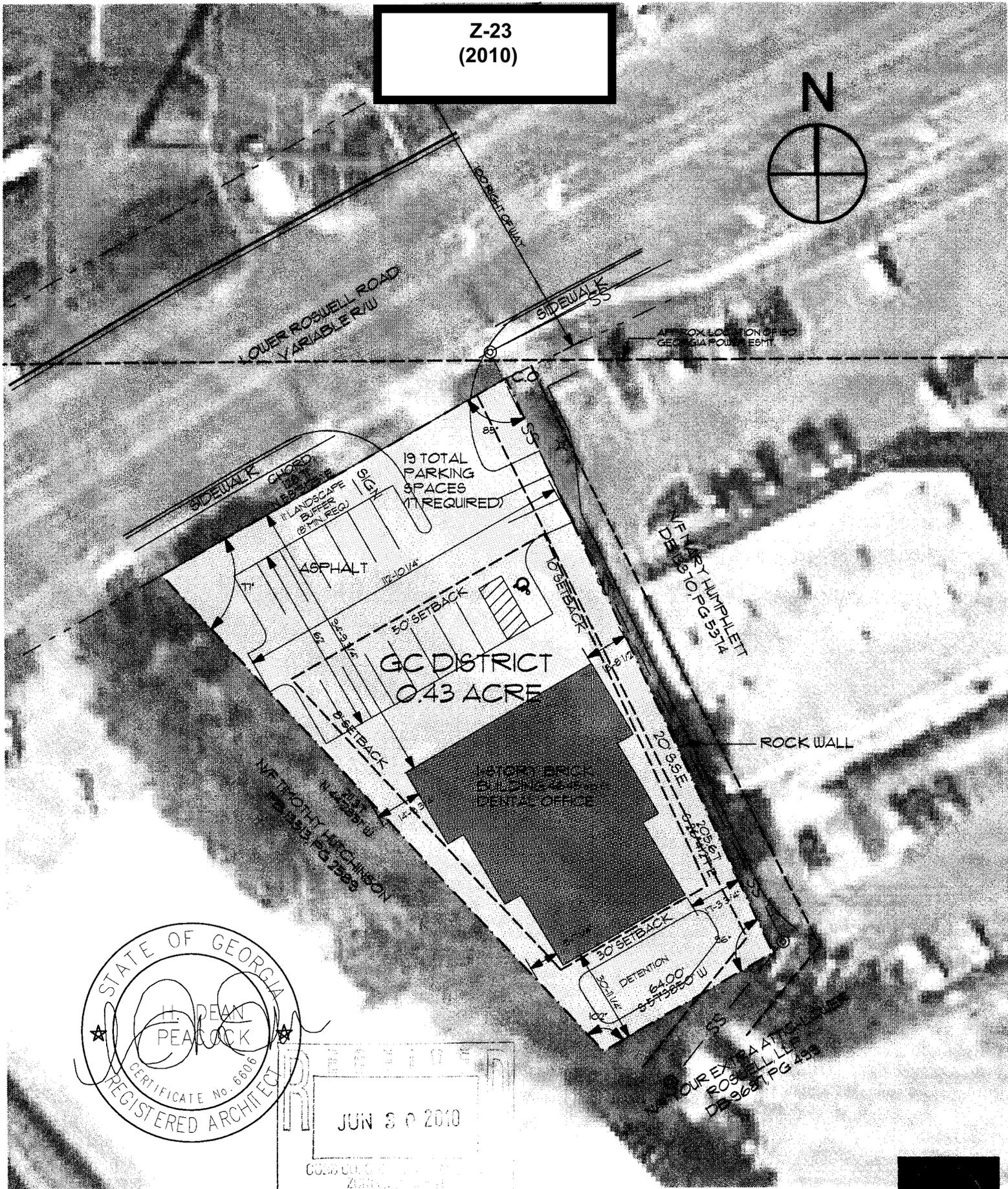
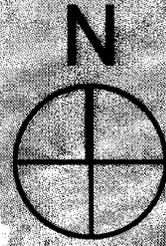
Due Date: July 23, 2010

Date Distributed/Mailed Out: July 8, 2010



Cobb County... Expect the Best!

Z-23
(2010)



A&M DENTAL OFFICE PROPOSED SITE PLAN

SCALE: 1" = 40'-0"

6.16.10

LL 69, DISTRICT I, COBB COUNTY, GA



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: _____

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

CONTIGUOUS ZONING/DEVELOPMENT

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

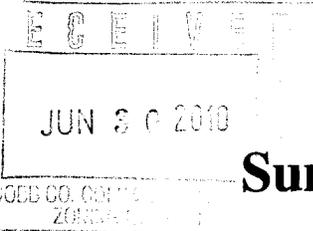
APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS: _____





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)

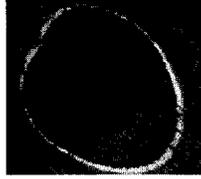
- a) Proposed use(s): DENTAL OFFICE
 - b) Proposed building architecture: Single story, Residential in style. Most likely wood construction. Brick, stone, EIFS combination facade.
 - c) Proposed hours/days of operation: Mon - Thursday 7-6
 - d) List all requested variances: Side YARD BUILDING SET BACK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

.....
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

SPW 1	1000.00	24.00'	18" PVC
SPW 2	1000.00	1500.21'	18" PVC
SPW 3	1000.00	1500.21'	18" PVC
SPW 4	1000.00	1500.21'	18" PVC
SPW 5	1000.00	1500.21'	18" PVC
SPW 6	1000.00	1500.21'	18" PVC
SPW 7	1000.00	1500.21'	18" PVC
SPW 8	1000.00	1500.21'	18" PVC
SPW 9	1000.00	1500.21'	18" PVC
SPW 10	1000.00	1500.21'	18" PVC
SPW 11	1000.00	1500.21'	18" PVC
SPW 12	1000.00	1500.21'	18" PVC
SPW 13	1000.00	1500.21'	18" PVC
SPW 14	1000.00	1500.21'	18" PVC
SPW 15	1000.00	1500.21'	18" PVC
SPW 16	1000.00	1500.21'	18" PVC
SPW 17	1000.00	1500.21'	18" PVC
SPW 18	1000.00	1500.21'	18" PVC
SPW 19	1000.00	1500.21'	18" PVC
SPW 20	1000.00	1500.21'	18" PVC

NOTES:

1. UTILITIES LOCATED BY PROFESSIONAL LOCATOR 4887, 2002 STEPHENS ROAD, CHANDLER, GEORGIA 30015. PAGE 170-000-0000. CELLULAR: 770-252-7200. E-MAIL: jhughes@loc87.com
2. SAA - ATLANTA GAS LIGHT CO. TELEPHONE: 800-337-7444. POWER: 404-525-2200
3. SAA - ATLANTA GAS LIGHT CO. TELEPHONE: 800-337-7444. POWER: 404-525-2200
4. REVERSE PLAT, SURVEY FOR HANETTA CAMPBELL, INC. DATED 04/11/11. LAND SURVEYORS, LTD., P.C. 50 MITCHELL PLACE, SUITE 100, ATLANTA, GEORGIA 30304. (404) 425-2200

UTILITY LINE LEGEND

—	UNDERGROUND TELEPHONE
—	UNDERGROUND WATER
—	WATER LINE
—	18" GAS LINE
—	UNDERGROUND POWER
—	UNDERGROUND TELEPHONE



MOOREHEAD & TROSTBACH
REGISTERED PROFESSIONAL ENGINEER
LAST CORBS LIMITED
METROBOST CENTER
LOCATED IN LAND LOT 87
16A, DISTRICT 24A, SECTION
CORB COUNTY, GEORGIA
SCALE: 1"=60'

DATE OF SURVEY: JANUARY 9, 2009
 DATE OF DRAWING: FEBRUARY 14, 2009

R.L.R. & P.
ENGINEERS, INC.
 650 KENNEDY AVE., S.W.
 CORB COUNTY, GEORGIA
 PHONE: (770) 425-0141
 FAX: (770) 425-8579

JOB # 02-1053



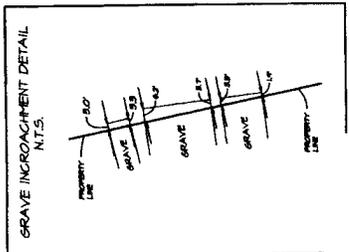
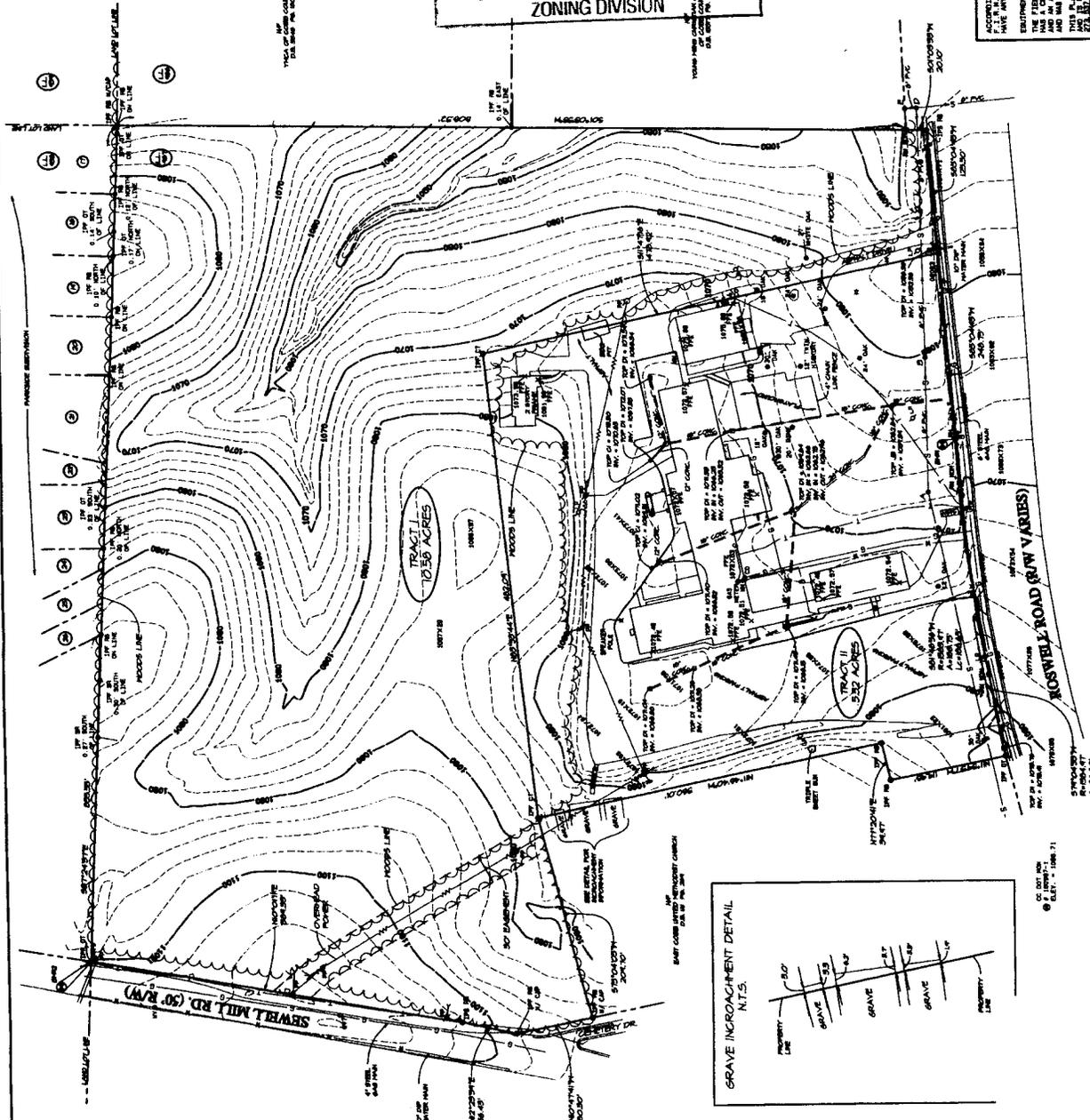
7-10-2010
CORB CO. COMM. DEV. AGENCY
ZONING DIVISION

EXCEPT AS NOTED, ALL DATA ON THIS PLAN IS THE RESULT OF THE FIELD DATA WHICH WAS OBTAINED IN THE FIELD BY THE SURVEYOR. THE SURVEYOR HAS BEEN ADVISED OF THE NATURE AND EXTENT OF THE SURVEY AND HAS ADVISED THEREOF TO THE CLIENT. THE SURVEYOR HAS BEEN ADVISED OF THE NATURE AND EXTENT OF THE SURVEY AND HAS ADVISED THEREOF TO THE CLIENT. THE SURVEYOR HAS BEEN ADVISED OF THE NATURE AND EXTENT OF THE SURVEY AND HAS ADVISED THEREOF TO THE CLIENT.

LEGEND

—	CLEAN OUT	—	18" OPEN TOP
—	FIRE HYDRANT	—	OPEN TOP
—	WATER VALVE	—	CORB INLET
—	FINISHED FLOOR	—	CATCH BASIN
—	ELEVATION	—	MARKER
—	RIGHT-OF-WAY	—	UTILITY POLE
—	LIGHT POST	—	UTILITY POLE

CONFORMS TO THE REQUIREMENTS OF THE OFFICIAL PLAN. ALL SPECIAL FLOOD HAZARD ZONING DISTRICTS HAVE ANY SPECIAL FLOOD HAZARD ZONING DISTRICTS. THE FIELD DATA UPON WHICH THIS PLAN IS BASED IS THE PROPERTY OF THE SURVEYOR. THE SURVEYOR HAS BEEN ADVISED OF THE NATURE AND EXTENT OF THE SURVEY AND HAS ADVISED THEREOF TO THE CLIENT. THE SURVEYOR HAS BEEN ADVISED OF THE NATURE AND EXTENT OF THE SURVEY AND HAS ADVISED THEREOF TO THE CLIENT.



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: _____

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

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Public Institutional

- 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:



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?

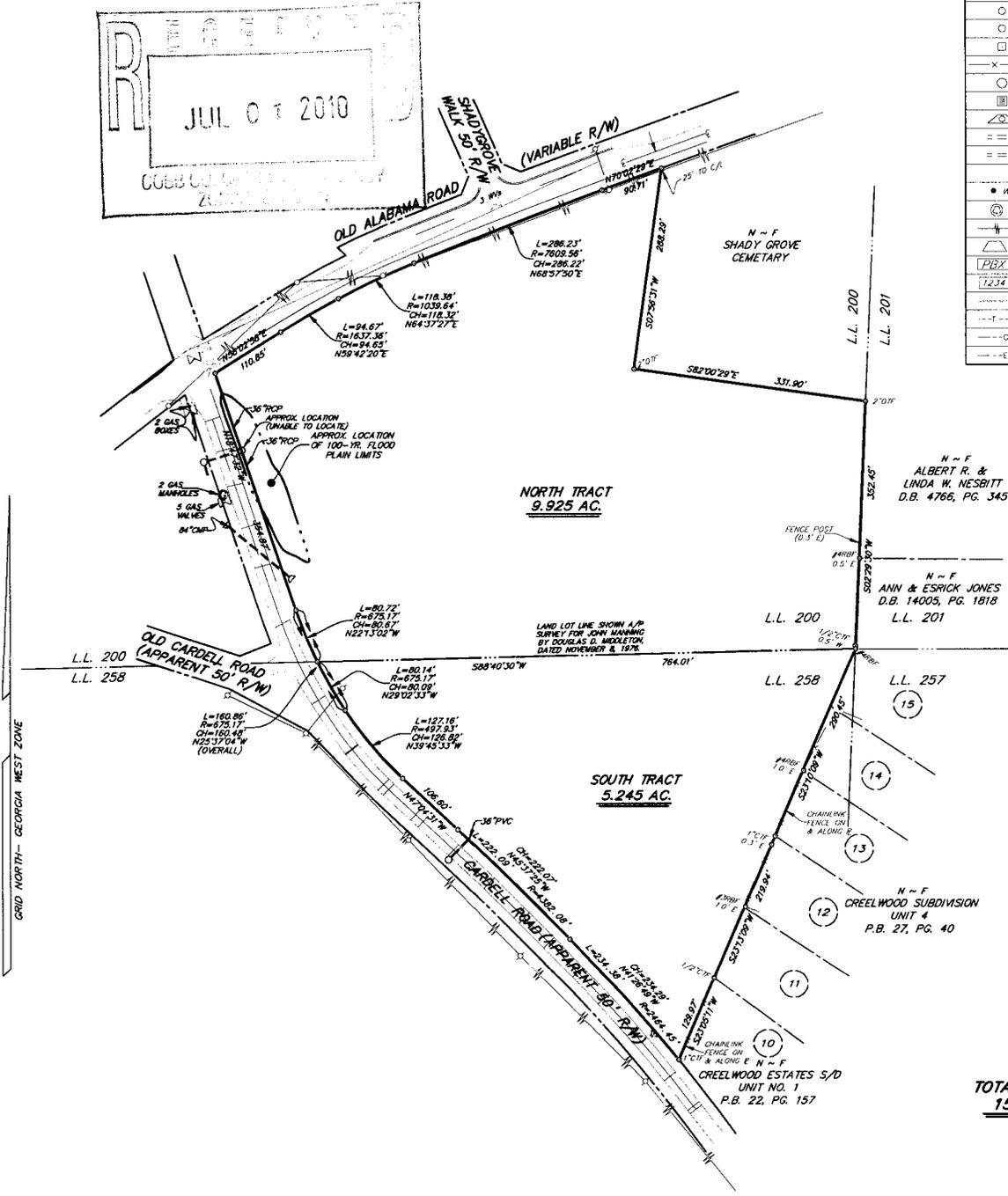
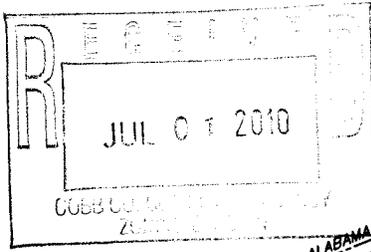
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time

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

**SLUP-7
(2010)**

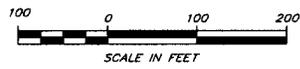
LEGEND

♂	P.P. - POWER POLE
⊗	L.P. - LIGHT POLE
⊕	F.H. - FIRE HYDRANT
⊗	M.H. - SANITARY SEWER MANHOLE
(WM)	W.M. - WATER METER
(GM)	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
PBX	POWERBOX
1234	STREET ADDRESS
---	WATER LINE
-T-T-	UNDERGROUND TELEPHONE LINE
-G-	GAS LINE
-E-	UNDERGROUND ELECTRICAL LINE



**TOTAL ACREAGE
15.17 AC.**

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.



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 AE2X. ACCORDING TO F.E.M.A. (F.I.A.) COMMUNITY NUMBER 130032, MAP NUMBER 13067 C 0085 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.



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

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: _____

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

CONTIGUOUS ZONING/DEVELOPMENT

FUTURE LAND USE MAP: Low Density Residential

- NORTH:**
- SOUTH:**
- EAST:**
- WEST:**

See Exhibit "A" for Letter of Intent

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

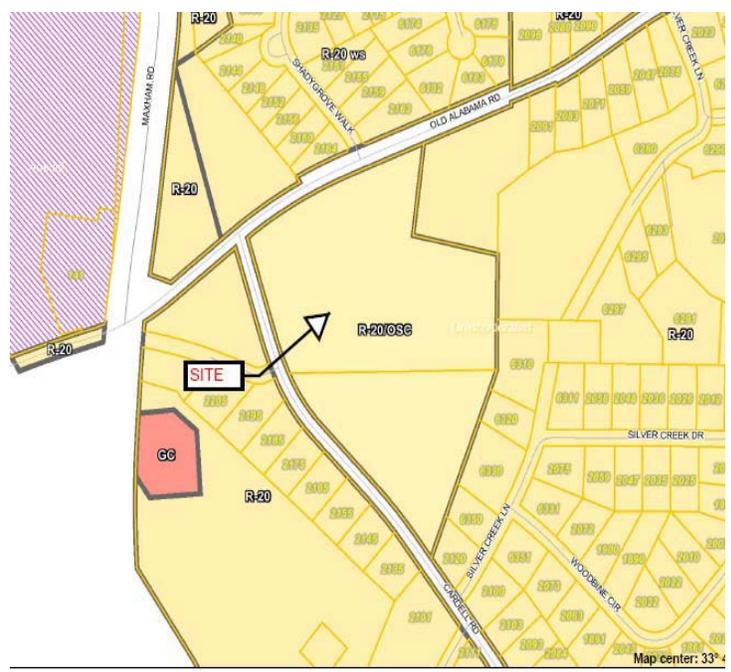
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

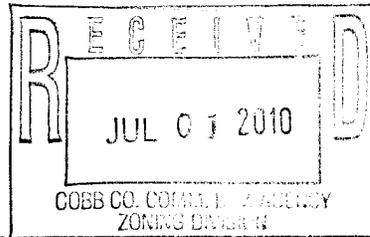
HELD _____ **CARRIED** _____

STIPULATIONS:



Map center: 33°

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.