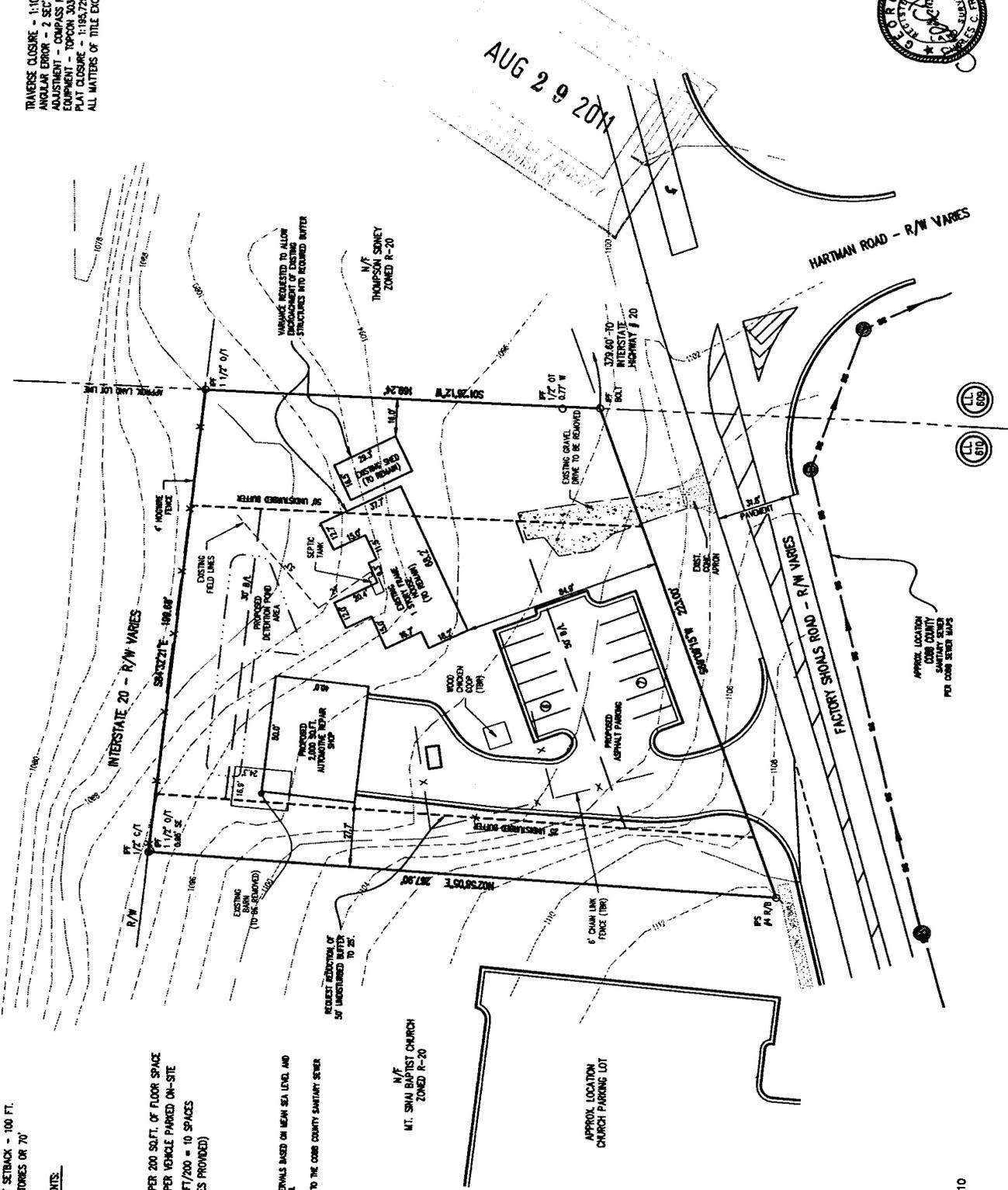


THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE ACCORDING TO COBB COUNTY F.I.R.M. PANEL 02146 COMMUNITY #10067C DATED: DEC. 16, 2008

TRAVERSE CLOSURE - 1:10,000+
ANGULAR ERROR - 2 SEC./STATION
ADJUSTMENT - COMPASS RULE
EQUIPMENT - TOPCON 303 TOTAL STATION
PLAT CLOSURE - 1:185,728
ALL MATTERS OF TITLE EXCEPTED.



Centerline Surveying Systems, Inc.
187 HORRELL ROAD, SUITE 200, MARIETTA, GA 30067
PHONES: (404) 586-1588 FAX: (404) 586-1878
1996AS



SITE NOTES:
PROPOSED USE: AUTOMOTIVE REPAIR SHOP
CURRENT ZONING: R-20
PROPOSED ZONING: LIGHT INDUSTRIAL (LI)
MINIMUM LOT SIZE - 40,000 SQ.FT.
MINIMUM LOT WIDTH AT FRONT SETBACK - 100 FT.
MAX. BUILDING HEIGHT - 4 STORES OR 70'

BUILDING SETBACK REQUIREMENTS:
FRONT - 50'
REAR - 30'
SIDE - 20'

PARKING CALCULATIONS:
REQUIRED PARKING: 1 SPACE PER 200 SQ.FT. OF FLOOR SPACE
1 SPACE PER VEHICLE PARKED ON-SITE
2,000 SQ.FT./200 = 10 SPACES
(13 SPACES PROVIDED)

BUFFER REQUIREMENTS:
50' ADJACENT TO RESIDENTIAL

CONTIGUOUS SHOWN ARE TWO FOOT INTERVALS BASED ON MEAN SEA LEVEL, AND INDICATED FROM COBB GIS INFORMATION.
SITE IS PROPOSED TO BE CONNECTED TO THE COBB COUNTY SANITARY SEWER SYSTEM

N/F
MT. SINAI BAPTIST CHURCH
ZONED R-20

APPROX. LOCATION
CHURCH PARKING LOT

TOTAL AREA
44,183 sq.ft.
1.01 Acres

REFERENCE DEED:
RD. 3792, PG. 436

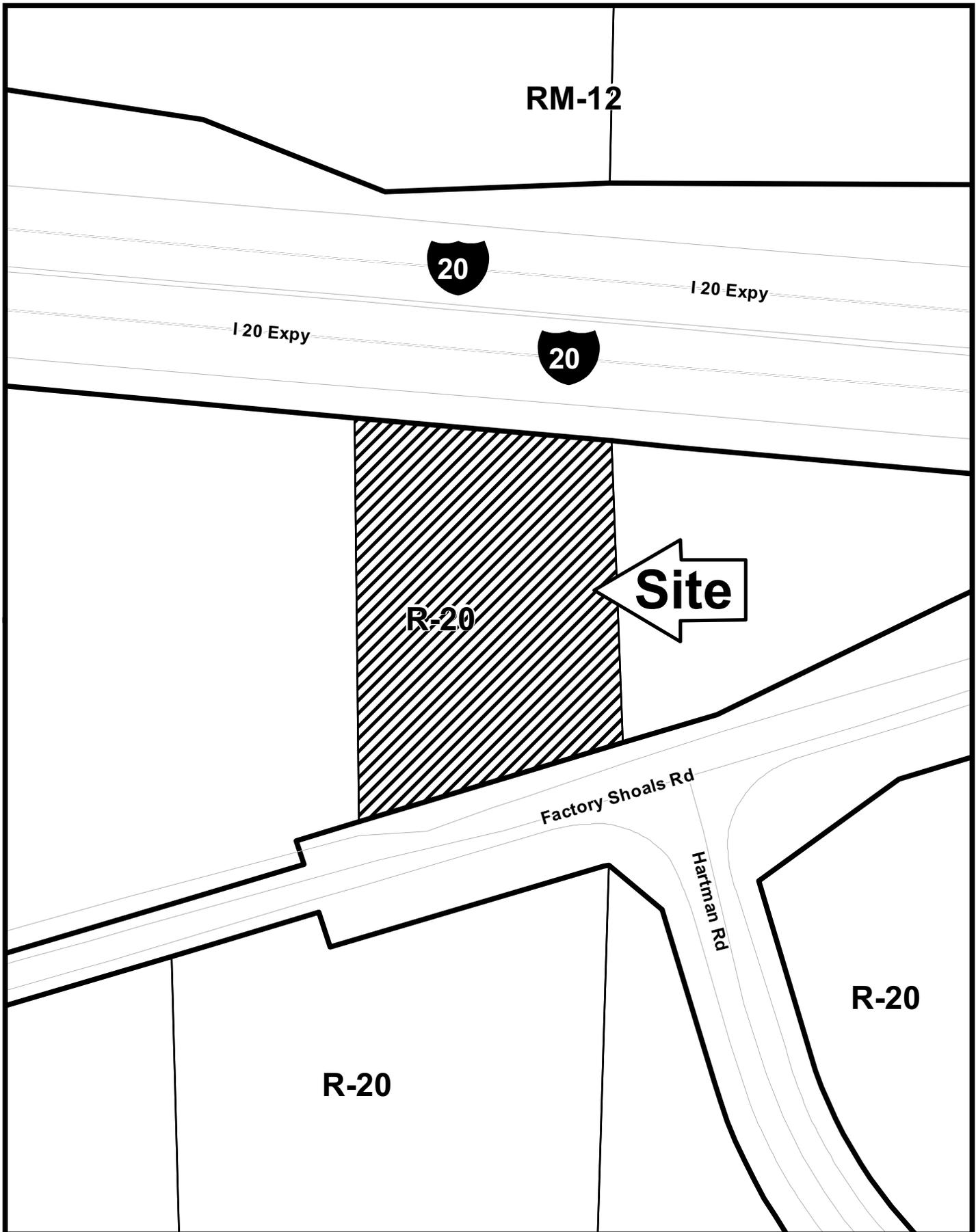
PROPERTY ADDRESS:
7380 FACTORY SHOALS ROAD
AUSTELL, GEORGIA 30001

ZONING PLAT FOR:
KWAME OWUSU

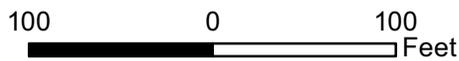
LOCATED IN LAND LOT 810
IN THE 18TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA
SCALE: 1" = 30' DATE: OCT. 28, 2010



Z-39



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Evelyn Owusu and Kwame Owusu

PETITION NO.: Z-39

PRESENT ZONING: R-20

PETITION FOR: LI

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

Land Use Plan Recommendation: IC industrial compatible

Proposed Number of Buildings: 1 new **Total Square Footage of Development:** 2,000 sq. ft.

F.A.R.: .05 **Square Footage/Acre:** 1,980 sq. ft.

Parking Spaces Required: 8 **Parking Spaces Provided:** 13

The applicants are requesting a rezoning from R-20 single family residential district to LI light industrial district in order to operate an automotive repair shop on the property. The proposal anticipates utilizing the existing one (1) story residential home as office space for the business while adding a 2,000 sq. ft. metal building for the auto repair shop. If approved, the proposed hours of the business will be 8 a.m. to 4 p.m. Monday through Friday. The proposed site plan identifies several site improvements including the addition of the required paved parking, proposed detention pond area, removal of several buildings as well as existing gravel drive, and delineation of undisturbed buffers on the east and west property lines. However, the existing buildings to be utilized for office and storage currently lie within the proposed buffer on the eastern side adjacent to neighboring undeveloped land.

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: No comment.

FIRE COMMENTS:

NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT Evelyn Owusu and Kwame Owusu

PETITION NO. Z-039

PRESENT ZONING R-20

PETITION FOR LI

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 of Factory Shoals Rd

Additional Comments: Records show property served by residential meter

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: South ROW of Factory Shoals Road

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

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 and 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: Must connect to sewer. Subject to \$2,400 per acre Hartman Road Special Assessment Area fee in addition to standard sewer fees.

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: Evelyn Owusu and Kwane Owusu

PETITION NO.: Z-39

PRESENT ZONING: R-20

PETITION FOR: LI

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Chattahoochee River 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 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 system.

APPLICANT: Evelyn Owusu and Kwane Owusu

PETITION NO.: Z-39

PRESENT ZONING: R-20

PETITION FOR: LI

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. The entire site drains to the north to an existing swale along the I-20 right-of-way. The proposed location of the detention pond will require significant grading due to the existing topography of the site. It appears that this location may have been selected to stay outside of the existing septic drainage field. Since the site will be required to tie to the existing sanitary system this septic field will be abandoned. The pond should be relocated to the low point of the site at the northeast corner to better take advantage of the existing topography and limit grading on the site.
2. Auto repair operations are considered water quality “hot-spots” due to the potential for the discharge of contaminated stormwater runoff. A written stormwater pollution prevention plan (SWPPP) must be developed for the site and provided as part of the plan review submittal.
3. In addition to other best management practices (BMPs) that may be required for this site during Plan Review, the detention pond outlet control structure should include a “snout type” device for any low flow orifices.

APPLICANT: Evelyn Owusu and Kwame Owusu

PETITION NO.: Z-39

PRESENT ZONING: R-20

PETITION FOR: LI

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
Factory Shoals Rd	6000	Major Collector	40 mph	Cobb County	80'

Based on 2006 traffic counting data taken by Cobb County DOT (Factory Shoals Road)

COMMENTS AND OBSERVATIONS

Factory Shoals Road is classified as a major collector and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend installing curb, gutter, and sidewalk along Factory Shoals Road frontage.

Recommend applicant coordinate with Georgia DOT prior to development plan approval to ensure compatibility with the proposed I-20 HOV Lanes project.

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

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STAFF RECOMMENDATIONS

Z-39 Evelyn Owusu and Kwame Owusu

- 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 property is located immediately adjacent to Interstate Highway 20 to the north, undeveloped land to the east, and a church to the west.
- 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. In fact, a nearby parcel across Factory Shoals Rd. was rezoned from R-20 to LI for a trucking terminal. That case was further amended in 2008 in order to allow the currently existing residential structure to be utilized as the trucking terminal's office in lieu of new construction for this purpose.
- 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*. The parcel which is subject to the request is located within an IC industrial compatible future land use category. The current request supports the *Plan's* goals of encouraging light industrial and commercial support services as well as supporting buffering and screening of the proposed use that lies between other residential uses across Factory Shoals Rd. and I-20 that immediately backs up the subject parcel.
- 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 approval of the applicant's rezoning proposal. The applicant's have presented a proposal that evidences a desire to comply with all applicable development standards including parking and detention. Also, the proposal includes the delineation of undisturbed buffers both on the eastern and western property lines to provide screening to adjacent parcels. Furthermore, the subject property, which lies within an area highlighted as IC industrial compatible by the *Cobb County Comprehensive Plan*, proposes a use that is in line with those anticipated by the *Plan* and follows the precedent set with past, nearby rezonings to LI light industrial district that were approved and reaffirmed.

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

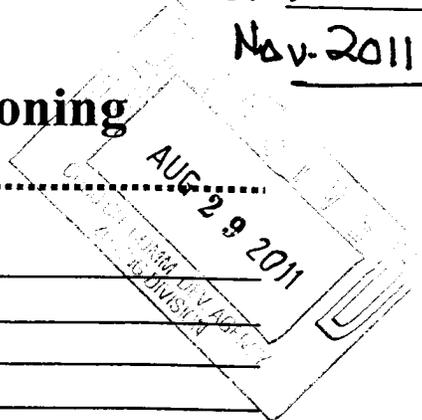
- Site plan received by Zoning Division on August 29, 2011 with District Commissioner approving minor modifications;
- Landscape plan to be approved by County Arborist during Plan Review process to ensure adequate screening by proposed buffers;
- Fire Department comments and recommendations;
- Water and Sewer comments and recommendations;
- 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.

AUG 29 2011

- ① a) Yes. There are other businesses along the street.
- b) No. There are other businesses along the street.
- c) The property is currently zoned residential and does not have a reasonable economic use.
- d) No, the zoning proposal will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
- e) Yes, the zoning proposal is in conformity with the policy and intent of the land use plan.
- f) There are no existing conditions affecting the use and development of the property.

Summary of Intent for Rezoning



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

- a) Proposed unit square-footage(s): _____
 - 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): MECHANIC SHOP
 - b) Proposed building architecture: EXISTING 1-STORY HOUSE AS OFFICE
PROPOSED 2,000 SQ FT. METAL BUILDING AS SHOP
 - c) Proposed hours/days of operation: MON-FRIDAY 8^A-4^{PM}
 - d) List all requested variances: 25 FOOT BUFFER ON WEST SIDE
EXISTING BUILDINGS IN BUFFER ON EAST SIDE
- _____

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

.....
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. _____
