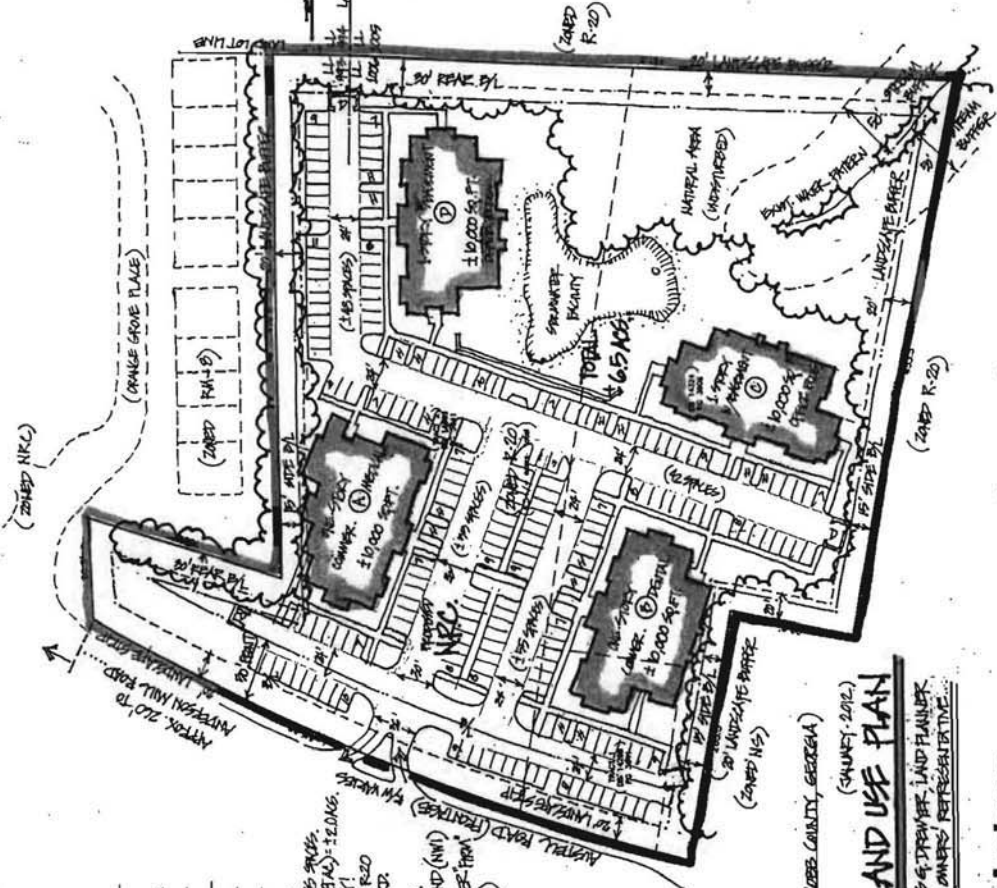


**AUSTELL ROAD PROPERTY**  
COBB COUNTY, GEORGIA

IN COOPERATION WITH...  
DESIGN/CONSTRUCTION/CONSULTATION:



A GRAPHIC SCALE: 1" = 50'  
SCALE: 1" = 50'



**SITE SUMMARY & REQUEST:**

NO.	PROPOSED USES AND USE ZONING	50' FEET PRELIMINARY SPACES	SPACES PER LOT
①	COMMERCIAL	10,000 SF	5.5
②	OFFICE	10,000	5.5
③	FREE OFFICE ONLY	10,000	4.2
④	FREE OFFICE ONLY	10,000	4.5
	<b>TOTALS:</b>	<b>40,000 SF</b>	<b>200</b>

- NOTES:**
- PRELIMINARY RESOURCES FOR 3.5% TYPICAL PLUS 10% OFFICE SPACES.
  - APPROX. 110 ACRES TO BE LEFT NATURAL + BUFFERED (3.4% - 3.2 DMS).
  - FRONTAGE TRANSITION ZONE OFFICE BETWEEN NRC & R20.
  - ADJACENT/ADJACENT PROPERTIES FEATURING AUSTELL RD ARE A BROADLY ZONED COMMERCIAL.
  - MOST COMPATIBLE WITH EXIST. LAND USE MAP COBB CO.
  - NO COMPATIBLE/HYPOTHETICAL FEATURES TO BE FOUND (N/A).
  - THERE IS NO FLOOD PLAN ON THIS PROPERTY... AS PER FEMA.
  - MAP NO. 15206-7C-02201G, PARCEL 201 (FEB. 16, 2008).

**PROPERTY OWNERS:**  
AUSTELL COMMERCIAL DEVELOPMENT, PC. #1  
1710 AUSTELL ROAD, #2  
AUSTELL, GEORGIA - 30106-2207.

(A ZONING REQUEST FOR COBB COUNTY, GEORGIA)  
(SUMMER 2012)

**CONCEPTUAL LAND USE PLAN**

\* PREPARED BY: JENNIFER LAND PLANNER AND OWNERS REPRESENTATIVE



*JL*  
3-35

**APPLICANT:** Austell Cosmetic Dentistry, P.C.  
(770) 941-9995

**REPRESENTATIVE:** Dennis G. Drewyer  
(770) 328-3222

**TITLEHOLDER:** Austell Cosmetic Dentistry, P.C.

**PROPERTY LOCATION:** On the east side of Austell Road, south of  
Anderson Mill Road, north of Elmwood Drive

**ACCESS TO PROPERTY:** Austell Road

**PHYSICAL CHARACTERISTICS TO SITE:** Single-family houses  
and undeveloped acreage

**PETITION NO:** Z-17

**HEARING DATE (PC):** 04-03-12

**HEARING DATE (BOC):** 04-17-12

**PRESENT ZONING:** R-20, NS

**PROPOSED ZONING:** NRC

**PROPOSED USE:** Dental/Medical/Offices  
and Retail

**SIZE OF TRACT:** 6.5 acres

**DISTRICT:** 19

**LAND LOT(S):** 993, 1006

**PARCEL(S):** 17, 1,2

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

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** RM-8/Orange Hill Place Condominiums
- SOUTH:** NS and R-20/Single-family house and Mrs. Mary Belle Stanley Subdivision
- EAST:** RM-8/Orange Hill Place Condominiums and R-20/Chelou Subdivision
- WEST:** NRC/Carwash and RaceTrac and R-20/Single-family house

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

**BOARD OF COMMISSIONERS DECISION**

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

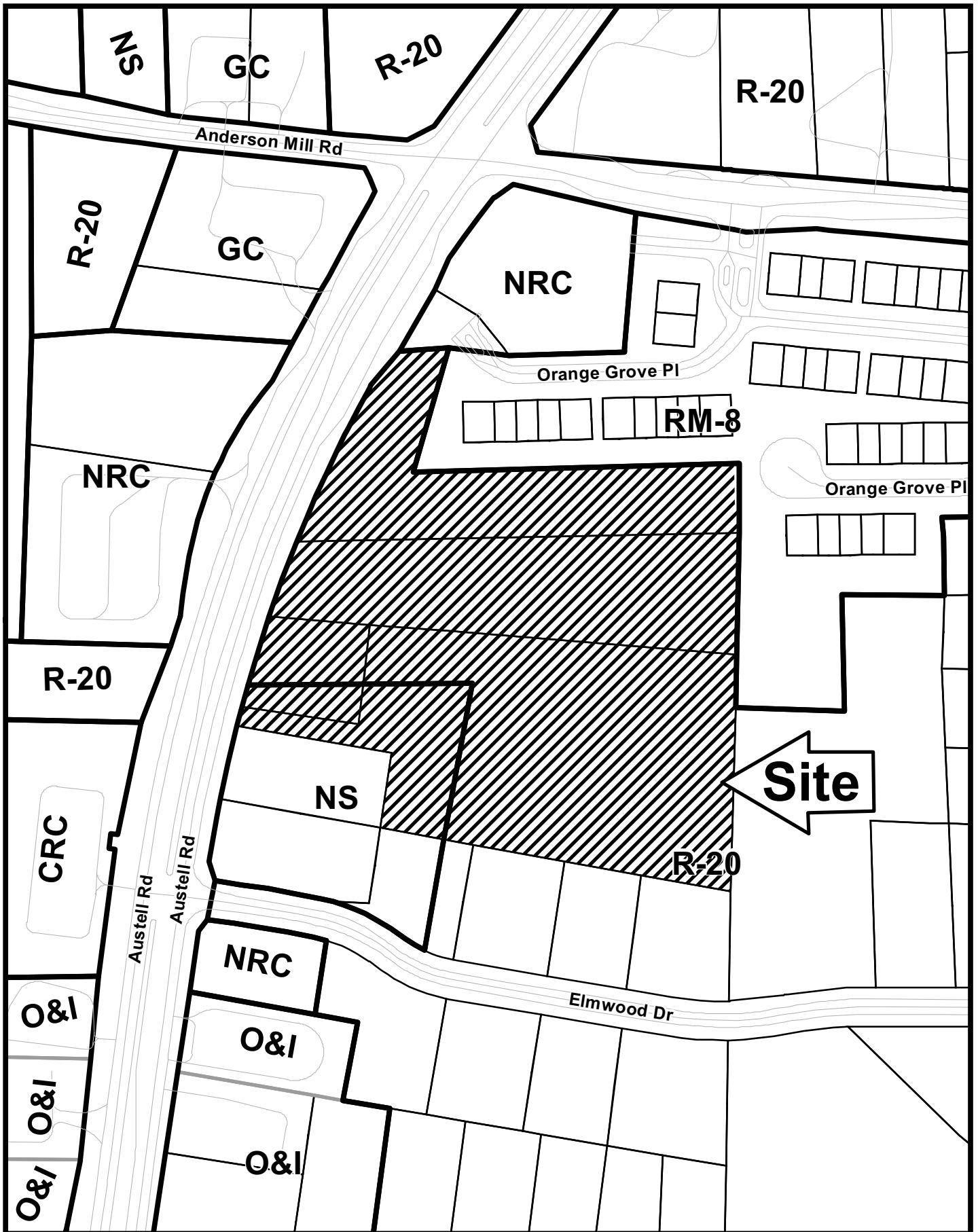
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

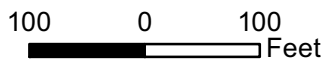
**STIPULATIONS:**



# Z-17



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



City Boundary  
Zoning Boundary

**APPLICANT:** Austell Cosmetic Dentistry, P.C.

**PETITION NO.:** Z-17

**PRESENT ZONING:** R-20 and NS

**PETITION FOR:** NRC

\*\*\*\*\*

**ZONING COMMENTS:**

**Staff Member Responsible:** Jason A. Campbell

**Land Use Plan Recommendation:** CAC (Community Activity Center)

**Proposed Number of Buildings:** 4 **Total Square Footage of Development:** 40,000

**F.A.R.:** 0.14 **Square Footage/Acre:** 6,153

**Parking Spaces Required:** 155 **Parking Spaces Provided:** 200

Applicant is requesting the Neighborhood Retail Commercial (NRC) category for the development of an office and retail development. Applicant’s site plan proposes two 10,00 square-foot buildings on the front of the property towards Austell Road and two 10,000 square-foot buildings on the rear portion of the property toward the abutting residential R-20 and RM-8 properties. The retail components will be in parts of the two buildings closest to Austell Road. Those two buildings will also have professional offices. The two buildings toward the rear of the property will be professional offices only. Applicant plans to relocate its existing dentistry office to the proposed Building B referenced on the attached site plan. The hours of operation will be Monday through Friday, 8 a.m. until 8 p.m.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**FIRE COMMENTS:**

Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around (IFC 503.2.5 2006 Edition). Cul-de-sac with or without an island: minimum 60-foot radius to outside curb, measured to inside of curb and a minimum lane width = 24 feet (Cobb County Development Standard 401.09). Single-Family cul-de-sac without island: 38-foot outside radius with island reverts to commercial dimensions. Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet).

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 occupied floor level. Aerial fire apparatus access roads shall be a minimum width of 24 feet maximum of 40 feet from the structure and be positioned parallel to one entire side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access. (Cobb County Development Standards 401.08.02.1)

APPLICANT: Austell Cosmetic Dentistry, P.C.

PETITION NO.: Z-17

PRESENT ZONING: R-20 and NS

PETITION FOR: NRC

\*\*\*\*\*

**PLANNING COMMENTS:**

Comprehensive Plan

The parcel is within a Community Activity Center (CAC) future land use category, with a NRC zoning designation. The purpose of the CAC category is for areas that can meet the immediate needs of several neighborhoods or communities.

Master Plan/Corridor Study

Not applicable.

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.

Design Guidelines

Is the parcel in an area with Design Guidelines?     Yes                     No

If yes, design guidelines area \_\_\_\_\_

Does the current site plan comply with the design requirements?

Yes         No                     Not applicable

APPLICANT Austell Cosmetic Dentistry, P.C.

PETITION NO. Z-017

PRESENT ZONING R-20, NS

PETITION FOR NRC

\*\*\*\*\*

**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 / E side of Austell Road**

Additional Comments:

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: **150' W with easement**

Estimated Waste Generation (in G.P.D.): **A D F= 4000 Peak= 1000**

Treatment Plant: **S 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: Sewer in Orange Grove Place is private. Private lift station may be required for site to be served across Austell Rd.

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: Austell Cosmetic Dentistry, P.C.

PETITION NO.: Z-17

PRESENT ZONING: R-20, NS

PETITION FOR: NRC

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Harmony Grove 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: Within or adjacent to stream and/or stream buffer

- 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 – private lake ~ 350' 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 Elmwood Drive culvert and downstream private lake.

APPLICANT: **Austell Cosmetic Dentistry, P.C.**

PETITION NO.: **Z-17**

PRESENT ZONING: **R-20, NS**

PETITION FOR: **NRC**

\*\*\*\*\*

**STORMWATER MANAGEMENT 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 southeast corner to an existing culvert under Elmwood Drive and into a private lake located just downstream of Elmwood Drive. As mentioned in the downstream condition comments, a pre- and post-development sediment survey will be required to document any sediment impact on the downstream lake. At plan review, the applicant will be required to verify the extent of the stream buffer limit on the site as well as provide downstream hydrologic routings to demonstrate no adverse impacts to the Elmwood Drive culvert and the private lake.



**APPLICANT: Austell Cosmetic Dentistry, P.C.**

**PETITION NO.: Z-17**

**PRESENT ZONING: R-20, NS**

**PETITION FOR: NRC**

\*\*\*\*\*

**COBB COUNTY DEPARTMENT OF TRANSPORTATION RECOMMENDATIONS**

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
Austell Road	35400	Arterial	45 mph	Georgia DOT	100'

*Based on 2010 traffic counting data taken by Georgia DOT (Austell Road)*

**COMMENTS AND OBSERVATIONS**

Austell Road is classified as an arterial and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

**RECOMMENDATIONS**

Recommend a deceleration lane on Austell Road at proposed driveway.

Recommend one right in/ right out driveway.

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-17 AUSTELL COSMETIC DENTISTRY, P.C.**

- 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. Other properties in the area are also zoned for retail and office 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. Properties in the area have been rezoned to commercial categories in the past decade. Applicant is proposing to develop office buildings on the rear of the property abutting the residential areas and had indicated the required 20-foot landscape buffers on the side property lines and increased the buffer to 30 feet along the rear property line.
- 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 the Community Activity Center (CAC) land use category. The proposed uses are permitted in the NRC category.
- 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. Nearby properties have been rezoned and developed for commercial and office uses. Applicant has proposed landscape buffers abutting the residentially zoned properties.

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

- Site plan received by the Zoning Division on February 2, 2012, with the District Commissioner approving minor modifications;
- Water and Sewer comments and recommendations;
- Stormwater Management Division 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.**



Application No. Z-17

April  
2012

# Summary of Intent for Rezoning

*04/22/12*

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): \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_

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

- a) Proposed use(s): Local Retail, Medical-Dental-Prof. Office campus.
- b) Proposed building architecture: Masonry tract - one story Colonial/traditional building typical
- c) Proposed hours/days of operation: Mon-Fri, 8am thru 5pm
- d) List all requested variances: No variance requested at this submittal, however, "preferred condition" of office use only for rear acreage.

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

owner/applicant/will be building their own dental practice on site with the first ground breaking...

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 evident R/W inside of Austell Road R/W - property line.



# land.plans

800 COMMERCE DRIVE • SUITE 100 • PEACHTREE CITY, GA • 30269  
(770) 328-3222 • DREWYER@NUMAIL.ORG

Name Planning and Zoning / Cobb County  
Address Powder Springs Road Annex  
Marietta, Georgia

Date February 2, 2012  
Job Site Avstell Road @  
Anderson Mill

Description
<input type="checkbox"/> Analysis of Impact: ( $\pm 6.5$ acs. from R-20 to "NRC" zone)
a) This zoning request will be highly compatible with current zoning, uses, and abutting commercially zoned parcels in the NRC and NS districts. Nearby residential parcels do not share the same access roads and will be shielded by required buffers, set-backs, and natural tree cover which is to remain.
b) This request will have a positive affect on the commer. zonings adjacent and sharing the same frontage, through an increase in visibility, viability and value from new construction. Residential properties to the rear (both South and East) will be protected by voluntary tree-save areas and the preferred condition of "office" use only for adjoining buildings "C" and "D" and their tenants.
c) Current R-20 zoning uses would be difficult to serve by interior roads or utilities, due to existing topo and elevation changes. However, the intense traffic (and raised median) on Avstell would be a safety issue

for residential traffic at each rush hour. Multiple "U-turns" for residents at heaviest traffic would be introduced... as well as the impact from visual, sound, and emissions generated from this major connector road upon a residential environment.

d) This property, and its frontage road, have been considered for yield, traffic, utilities and school impact (none) in the land use plan & road improvements design. This has been projected as commercial.

x e) The requested zoning category is in compliance with, and derived from, the County land use plan. We have further promised a limit on the intensity of commercial land uses permitted to the rear of the site.

f) Current economic woes aside, this traffic corridor has shown a constant (and successful) turnover from residential frontage to commercial products and services for some time. Both land-use and transportation studies have confirmed the County projections for limited commercial, major North to South "people" movement, and ideal conditions for the commercial-office-medical-and dental uses we propose. We thank you/staff/and elected officials for your time and consideration.

Respectfully submitted,

Dennis G. Drewyer, Reg. Land Planner (Ga. #382)