

APPLICANT: Maria L. VanVurst

678-283-2038

REPRESENTATIVE: Same

TITLEHOLDER: LIT/Hodges Industrial Trust

PROPERTY LOCATION: North side of Airport Road, east of Old 41

Highway

(1650 Airport Road).

ACCESS TO PROPERTY: Airport Road

PHYSICAL CHARACTERISTICS TO SITE: One story office/

warehouse

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: IF/McCollum Airport

SOUTH: LI/FedEx Facility

EAST: LI/Office/Warehouse

WEST: HI/McCollum Airport

PETITION NO: Z-32

HEARING DATE (PC): 08-07-12

HEARING DATE (BOC): 08-21-12

PRESENT ZONING: LI

PROPOSED ZONING: CRC

PROPOSED USE: Indoor Trampoline Park

SIZE OF TRACT: 8.73 acres

DISTRICT: 20

LAND LOT(S): 174, 175

PARCEL(S): 34

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

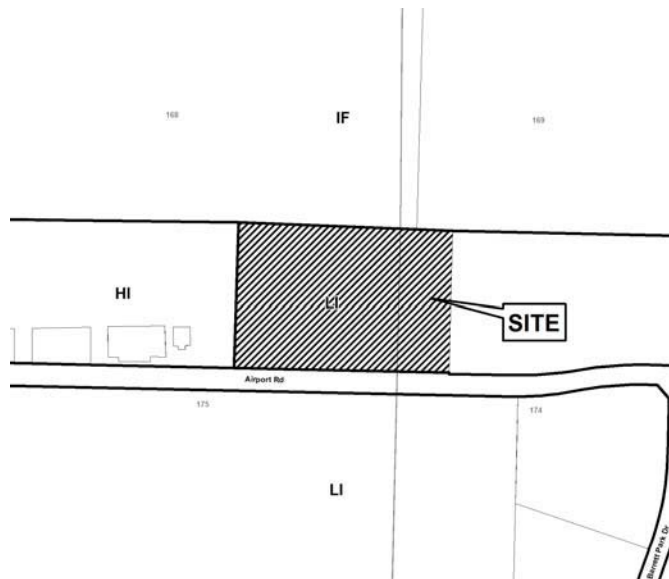
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

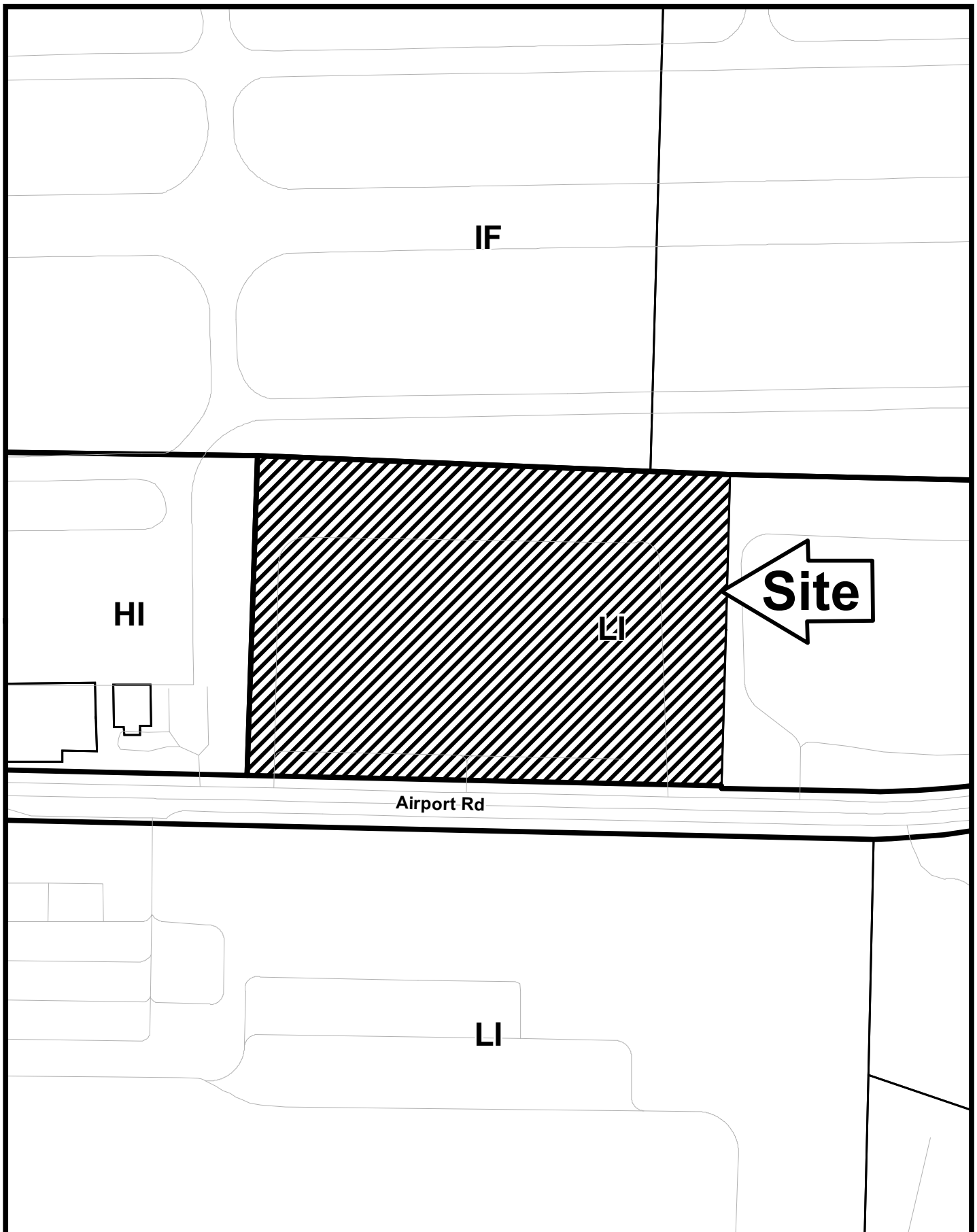
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



Z-32



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

0 200 400 Feet



City Boundary
Zoning Boundary

APPLICANT: Maria L. VanVurst

PETITION NO.: Z-32

PRESENT ZONING: LI

PETITION FOR: CRC

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

Land Use Plan Recommendation: IC Industrial Compatible

Proposed Number of Buildings: 1 **Total Square Footage of Development:** 119,000 sq. ft.

F.A.R.: .31 **Square Footage/Acre:** 13,522 sq. ft.

Parking Spaces Required: 595 **Parking Spaces Provided:** 132

The applicant is requesting a rezoning from LI light industrial district to CRC community retail commercial district in order to operate a “commercial indoor recreation” business. Specifically, the business is “Skyzone Indoor Trampoline Park” The applicant believes the subject property to be ideal for this use as the existing building suits the specific needs of the business, offering wide open space with plenty of ceiling height as a result of its being built as office/warehouse space under the current LI district regulations. Therefore, and because commercial indoor recreation uses are only allowed under the CRC district, the rezoning is being requested in order to utilize the property for this new business.

Historic Preservation:

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.

FIRE 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 Maria L VanVurst

PETITION NO. Z-032

PRESENT ZONING LI

PETITION FOR CRC

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): ***10" DI / S side of Airport Road***

Additional Comments: Existing commecial water account

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 in Airport Road***

Estimated Waste Generation (in G.P.D.): **A D F** +0* **Peak=** +0*

Treatment Plant: **Noondav**

Plant Capacity: ☒ Available ☐ Not Available

Line Capacity: ☒ Available ☐ Not Available

Proiected Plant Availabilitv: ☒ 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: Existing sewer customer. On-site food preparation is subject to grease trap code and SDF on calculated additional flow

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: Maria L. VanVurst

PETITION NO.: Z-32

PRESENT ZONING: LI

PETITION FOR: CRC

DRAINAGE COMMENTS

No comments.

APPLICANT: Maria L. VanVurst **PETITION NO.:** Z-32

PRESENT ZONING: LI **PETITION FOR:** CRC

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
Airport Road	5700	Minor Collector	35 mph	Cobb County	60'

Based on 2009 traffic counting data taken by Georgia DOT (Airport Road)

COMMENTS AND OBSERVATIONS

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

RECOMMENDATIONS

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

STAFF RECOMMENDATIONS

Z-32 MARIA L. VANVURST

- 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. Utilizing an existing building, the use will likely not be discernable from other, nearby developed property.
- 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 intended use will not negatively affect the existing surrounding industrial uses including the adjacent McCollum Airport.
- 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 Industrial Compatible land use category which is intended to serve as a buffer between higher intensity uses and other neighboring uses, namely the airport.
- 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. The applicant's proposal is necessary in order to achieve a zoning district that would allow the intended business. Also, it would utilize an existing building that is constructed to the necessary specifications due to its original intent of an office/warehouse.

Based on the above analysis, Staff recommends DELETING to LI (Light Industrial) subject to the following conditions:

- Allow commercial indoor recreation as an additional allowable use in LI;
- Fire Department comments and recommendations;
- Stormwater Management Division comments and recommendations;
- Water and Sewer Division comments and recommendations; and
- DOT comments and recommendation.

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. 2-32

Aug. 2012

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): Sky Zone Indoor Trampoline Park
- b) Proposed building architecture: Industrial Warehouse with
Light office space
- c) Proposed hours/days of operation: Tues-Thurs 3-8, Friday 12-11, Sat 10-12, Sun 12-7
Summer: Mon 10-8, Tues-Thurs 10-10, Fri 10-11, Sat 10-12, Sun 12-7
- d) List all requested variances: _____
LI to CRC

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

None

.....
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



Every application for rezoning involving a request for a non-residential zoning district shall include a complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:

- (a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property; *yes*
- (b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; *no*
- (c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; *yes*
- (d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools; *no*
- (e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and *yes*
- (f) Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal. *no*