

Z-30
(2012)

RE-PLAT OF #132 CARRUTH DRIVE & 950 EAST SIDE DRIVE

PREPARED FOR: GLEN ROBINSON
LANDS



PROJECT: 132 CARRUTH DRIVE & 950 EAST SIDE DRIVE
SHEET: 1 OF 1

SCALE: 1" = 40'

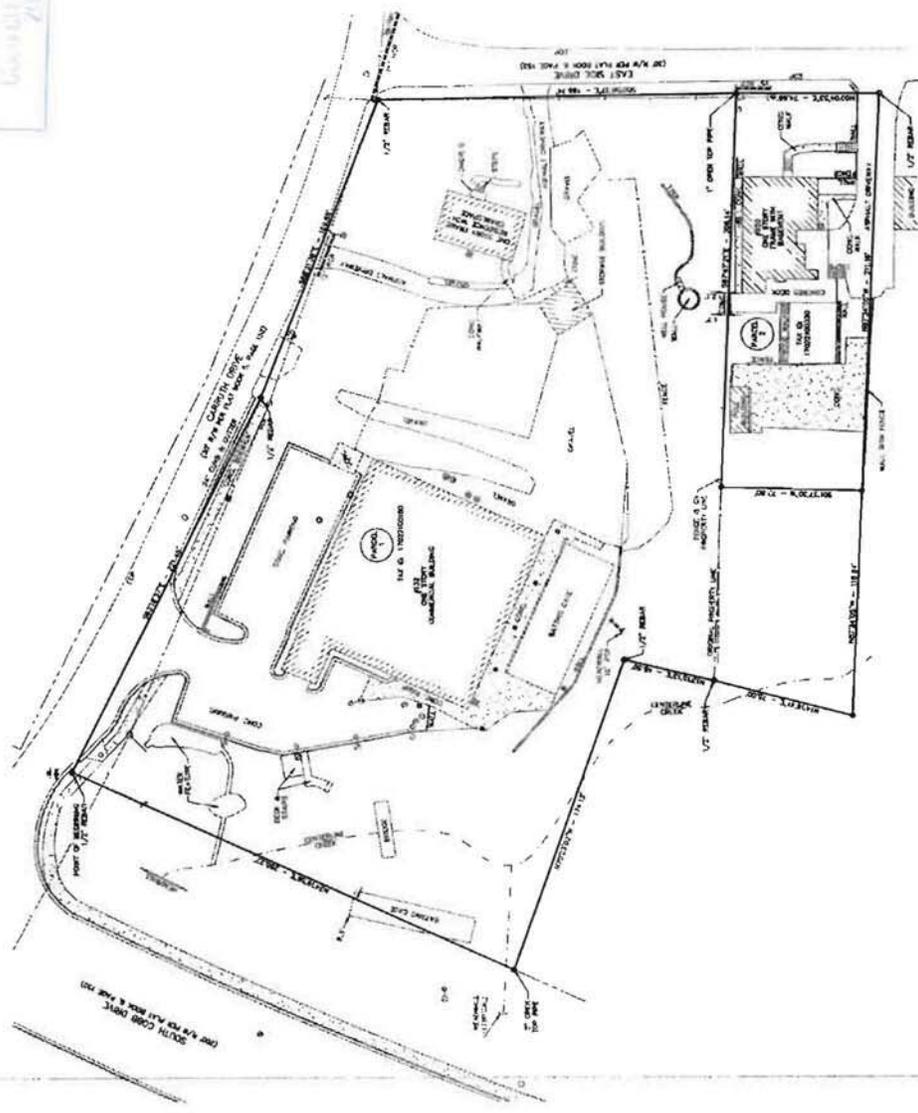
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JUN - 7 2012



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REPORTED BY: GLEN ROBINSON
410 NORTHERN STREET, SUITE 100, GAINESVILLE, FLORIDA 32608
AT-LAW OFFICE: 100 NORTHERN STREET, SUITE 100, ATLANTA, GEORGIA 30303
REGISTERED PROFESSIONAL SURVEYOR
2006-CANDIDATE: DANIEL A. JAMES, NORTH CAROLINA 77103



- LEGEND:
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 - 2. 1/4" BOUNDARY LINE
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APPLICANT: Glen Robinson Construction
404-467-4313

REPRESENTATIVE: Glen Robinson
404-467-4313

TITLEHOLDER: Glen Robinson Construction LLC, Richard W. Reno

PROPERTY LOCATION: West side of Eastside Drive, south of
Carruth Drive
(950 Eastside Drive).

ACCESS TO PROPERTY: Eastside Drive

PHYSICAL CHARACTERISTICS TO SITE: Rear undeveloped
portion of existing lot (to be combined with applicant's property to
the north)

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** LI/Better Baseball
- SOUTH:** GC/Single-family house
- EAST:** R-20/Single-family house
- WEST:** GC/Motorcycle business

PETITION NO: Z-30

HEARING DATE (PC): 08-07-12

HEARING DATE (BOC): 08-21-12

PRESENT ZONING: GC

PROPOSED ZONING: LI

PROPOSED USE: Outside Storage

SIZE OF TRACT: 0.55 ac

DISTRICT: 17

LAND LOT(S): 221

PARCEL(S): 23

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

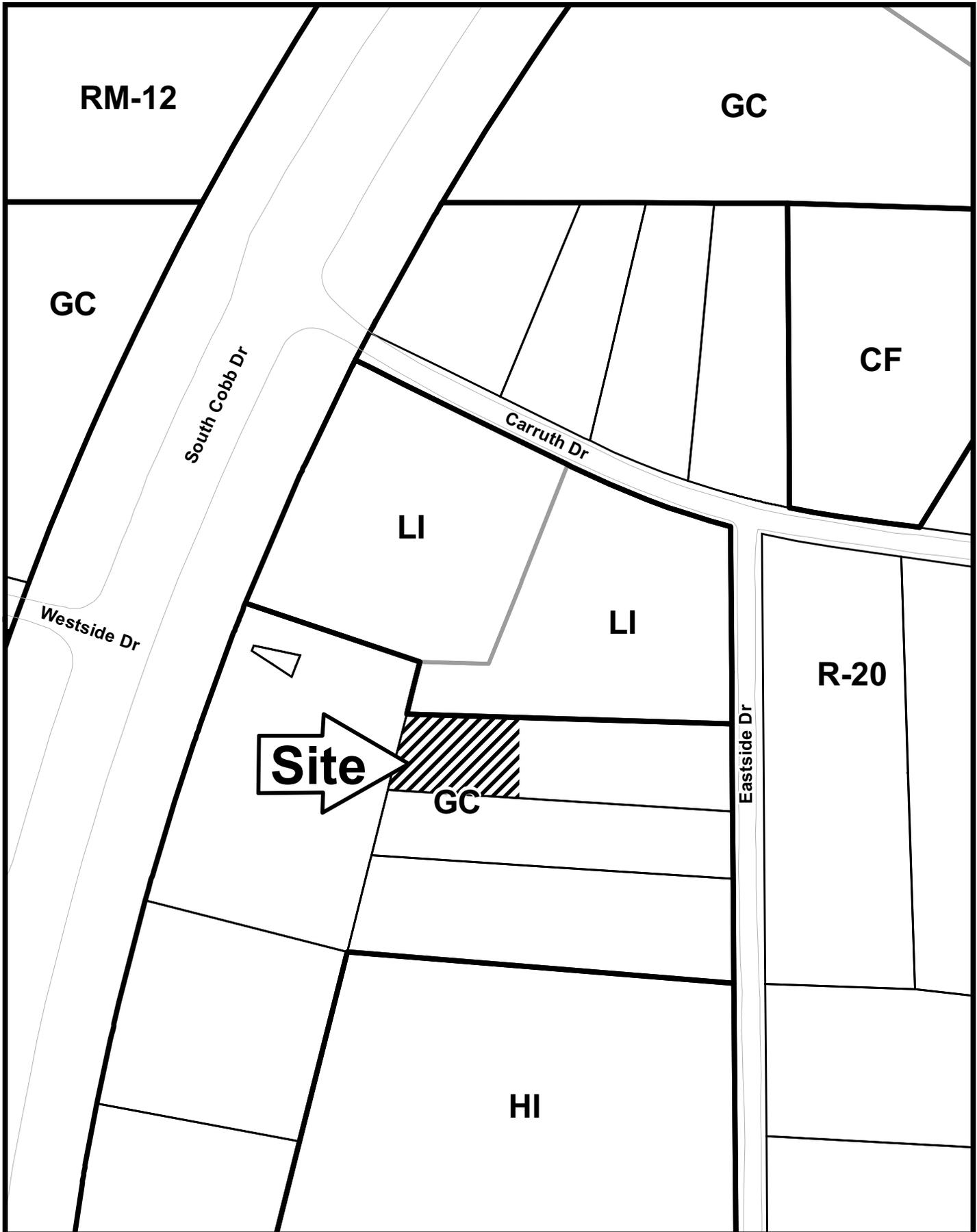
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



Z-30



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

0 100 200 Feet



City Boundary
Zoning Boundary

APPLICANT: Glen Robinson Construction

PETITION NO.: Z-30

PRESENT ZONING: GC

PETITION FOR: LI

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Community Activity Center (CAC)

Proposed Number of Buildings: 0 Total Square Footage of Development: 0

F.A.R.: 0 Square Footage/Acre: 0

Parking Spaces Required: 0 Parking Spaces Provided: 0

Applicant is requesting the Light Industrial (LI) zoning category in order to combine this parcel with his larger parcel immediately to the north, on which his business is located. Applicant wants to add the subject parcel for a storage area for his existing business, Better Baseball, located at the southwest corner of Eastside Drive and Carruth Drive.

Cemetery Preservation: No comment.

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.

PLANNING COMMENTS:

The applicant is requesting a rezoning from GC to LI for purposes of outside storage. The 2.554 acre site is located on the west side of Eastside Drive, south of Carruth Drive.

Comprehensive Plan

The parcel is within a Community Activity Center (CAC) future land use category with GC 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 Glen Robinson Construction

PETITION NO. Z-030

PRESENT ZONING GC

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): *8" DI / S side of Carruth Drive*

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: *At site in Carruth Drive*

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

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

Drw 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: No easement to sewer required if rezoned parcel is to be combined with currently-sewered parcel

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: Glen Robison Construction

PETITION NO.: Z-30

PRESENT ZONING: GC

PETITION FOR: LI

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Olley Creek FLOOD HAZARD INFO: Zone A

- 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 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 _____.
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 stream.

APPLICANT: Glen Robinson Construction

PETITION NO.: Z-30

PRESENT ZONING: GC

PETITION FOR: LI

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 parcel is intended for the future expansion of the adjacent Better Baseball facility. Stormwater management will be required for all new site development. Any proposed plan must account for the existing stream buffer along the western boundary of this parcel.

APPLICANT: Glen Robinson Construction

PETITION NO.: Z-30

PRESENT ZONING: GC

PETITION FOR: LI

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 |
|------------------|---------------------|------------------------|-------------|------------------------|--------------------------|
| South Cobb Drive | 33,470 | Arterial | 45 mph | Georgia DOT | 100' |
| Carruth Drive | 517 | Local | 25 mph | Cobb County | 50' |
| Eastside Drive | N/A | Local | 25 mph | Cobb County | 50' |

*Based on 2011 traffic counting data taken by Georgia DOT (South Cobb Drive)
Based on 1998 traffic counting data taken by Cobb County DOT (Carruth Drive)*

COMMENTS AND OBSERVATIONS

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

Carruth Drive is classified as a local and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Eastside Drive is classified as a local and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the south side of Carruth Drive, a minimum of 25' from the roadway centerline.

Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the west side of Eastside Drive, a minimum of 25' from the roadway centerline.

Recommend GDOT permits for all work that encroaches upon State right-of-way.

Recommend curb, gutter, and sidewalk along Carruth Drive frontage.

Recommend no access to Eastside Drive.

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

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STAFF RECOMMENDATIONS

Z-30 GLEN ROBINSON CONSTRUCTION

- 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. Properties in the area zoned and developed for commercial, industrial and residential uses. The subject parcel will be added to applicant's existing business to the north as a storage area for materials for Better Baseball.
- 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 subject piece of property will only be added to applicant's property as a storage area. The applicant has operated the Better Baseball business to the north for a few years now and had the property rezoned to Light Industrial (LI) for his business.
- 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 not 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. While this may be the case, this smaller portion of an existing parcel is being added to the business to the north that has been in operation for several years. The applicant's existing property to the north was rezoned to LI specifically for his business and that property is also in the CAC land use designation. Adding this small storage area to the existing overall site for the Better Baseball business will keep the zoning categories and property uses uniform.
- 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 Better Baseball business to the north was rezoned to LI a few years ago and has continued to thrive. The request for the additional storage area will have little impact on the surrounding properties.

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

- Site plan received by the Zoning Division on June 7, 2012, with the District Commissioner approving minor modifications;
- Water and Sewer comments and recommendations;
- Stormwater Management Division comments and recommendations;
- DOT comments and recommendations; and
- Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.

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.

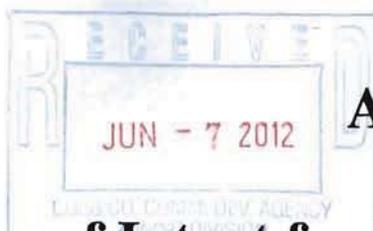
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Application No. 2-30

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): outdoor storage of pipe, outdoor carpet, steel tubing for putting cages
 - b) Proposed building architecture: No building.
 - c) Proposed hours/days of operation: _____
 - d) List all requested variances: _____
- _____
- _____
- _____

.....
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

ORIGINAL DATE OF APPLICATION: 03-17-09

APPLICANTS NAME: GLEN RONINSON, III

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 03-17-09 ZONING HEARING:

GLEN ROBINSON, III (owner) requesting Rezoning from **LI with Stipulations** to **LI with Stipulations** for the purpose of Amending Stipulations in Land Lot 221 of the 17th District. Located at the southeasterly intersection of South Cobb Drive and Carruth Drive.

MOTION: Motion by Lee, second by Ott, as part of the Consent Agenda, to approve Rezoning to the LI with Stipulations zoning district subject to:

- **site plan received by the Zoning Division January 2, 2009, with District Commissioner approving minor modifications (attached and made a part of these minutes)**
- **facility to be limited to two batting cages**
- **County Arborist approve landscape plans along both road frontages**
- **no on-street parking**
- **Water and Sewer Division comments and recommendations**
- **Stormwater Management Division comments and recommendations**
- **Cobb DOT comments and recommendations**
- **owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns**

VOTE: **ADOPTED** unanimously

APPLICANT Glen Robinson

PETITION NO. Z-008

PRESENT ZONING LI w/stips

PETITION FOR LI w/stips

NOTE: Comments reflect only what facilities appeared of record at the time of this review. Field verification required by developer.

WATER COMMENTS:

- Available at Development? Yes No
- Fire Flow Test Required? Yes No

Size / Location of Existing Water Main(s) 8" DI / S side Carruth Dr

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:

- In Drainage Basin? Yes No
- At Development? Yes No

Approximate Distance to Nearest Sewer: In Carruth Dr

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

Treatment Plant: South Cobb

- Plant Capacity Available? Yes No
- Line Capacity Available? Yes No
- Projected Plant Availability: 0 - 5 year 5 - 10 years over 10 years
- Dry Sewers Required? Yes No
- Off-site Easements Required? Yes* No
- Flow Test Required? Yes No
- Septic Tank Recommended by this Department? Yes No
- Subject to Health Department Approval? 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 easement(s) by the property owner(s). All easement acquisitions are the responsibility of the Developer.

Additional Comments:

Notes FYI: *Proposed addition of batting cages does not conflict w/CCWS sewer or water or pose capacity problems*

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 off site easements, dedication of on and/or off site 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: Glen Robinson

PETITION NO.: Z-8

Z-30 (2012)
Previous Minutes

PRESENT ZONING: LI w/ strips

PETITION FOR: LI w/ strips

* *****

DRAINAGE COMMENTS

This site is very restricted given the floodplain and stream buffer encumbrances as well as topography. However, the area for the proposed batting cages is already significantly disturbed. Approval of the proposed site plan revision must be subject to the following conditions:

1. Administrative variance for buffer averaging to be approved by Community Development Director and landscape enhancement of buffer replacement area to be approved by County Landscape Architect.
2. Batting cage area to be constructed on stone sub-base with pervious Astroturf (or similar) cover and area drains tied directly to underground stormwater detention facility below.
3. No land disturbance within the 25-foot state stream buffer and no impervious surface within 50 feet of the adjacent streambank.
4. Retaining wall must be located outside 100-year floodplain. No fill will be allowed in the floodplain.

APPLICANT: Glen Robinson

PETITION NO.: Z-8

PRESENT ZONING: LI with stipulations

PETITION FOR: LI with stipulations

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 |
|------------------|---------------------|-------------------------|-------------|------------------------|--------------------------|
| South Cobb Drive | 37,900 | Arterial | 45 mph | GDOT? | 100' |
| Carruth Drive | N/A | Local (non residential) | 25 mph | Cobb County | 60' |

Based on 2007 traffic counting data taken by Georgia DOT.

COMMENTS AND OBSERVATIONS

South Cobb Drive is classified as an Arterial and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Carruth Drive is classified as a Local and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

South Cobb Drive is identified as a future roadway widening project.

Install sidewalk, curb and gutter along road frontages.

Improve the radius at the southeast corner of South Cobb Drive and Carruth Drive to 50'.

GDOT permits will be required for all work that encroaches upon State right-of-way.

RECOMMENDATIONS

Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the south side of Carruth Drive, a minimum of 25' from the roadway centerline.

Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the proposed road improvement project.

Recommend installing sidewalk, curb and gutter along the road frontages.

Recommend improving the radius at the southeast corner of the intersection of South Cobb Drive and Carruth Drive.

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.

ORIGINAL DATE OF APPLICATION: 5-99APPLICANTS NAME: ATLAS CONSTRUCTIONTHE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS**BOC DECISION OF 05-18-99 ZONING HEARING:**

ATLAS CONSTRUCTION for Rezoning from **GC** to **LI** for the purpose of a Construction Office in Land Lot 221 of the 17th District. 1.2 acres. Located at the southwest intersection of Carruth Street and East Side Drive. Mr. Danneman announced that setbacks were reduced due to donation of right-of-way. He then asked that site plan specific stipulation be added so as to allow the reduced setbacks. The Board, by general consensus, allowed the addition of this stipulation. Subsequently, the Board of Commissioners, as part of the Consent Agenda, **approved** Rezoning to the **LI zoning district** **subject to: 1) setbacks allowed per site plan submitted (reduced copy of plan is attached and made a part hereof); 2) Water and Sewer comments and recommendations; 3) Stormwater Management Division comments and recommendations; 4) project subject to Cobb DOT comments and recommendations; 5) owner/developer to enter into a Development Agreement pursuant to O.C.G.A. 36-71-13 for dedication of system improvements to mitigate traffic concerns.** Motion by Byrne, second by Olens, carried 4-0.

Project Title: ATLAS CONSTRUCTION, INC. LAND LOT 211, 17th DISTRICT COBB COUNTY, GEORGIA
 Drawing Title: SITE PLAN
 Prepared for Construction Date: _____
 Drawing No. _____
 Scale: _____
 Date: _____



Project Title: ATLAS CONSTRUCTION, INC. LAND LOT 211, 17th DISTRICT COBB COUNTY, GEORGIA
 Drawing Title: SITE PLAN
 Prepared for Construction Date: _____
 Drawing No. _____
 Scale: _____
 Date: _____

- LEGEND
- 1. 1/4" = 1' SCALE
 - 2. 1/8" = 1' SCALE
 - 3. 1/16" = 1' SCALE
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APPLICANT Atlas Construction

PETITION NO. Z-60

PRESENT ZONING GC

PETITION FOR LI

NOTE: Comments reflect only what facilities were in existence at the time of this review.

WATER COMMENTS:

- Available at Development? Yes No
- Fire Flow Test Required? Yes No

Size / Location of Existing Water Main(s): 8" on Carruth St

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:

- In Drainage Basin? Yes No
- At Development? Yes No

Approximate Distance to Nearest Sewer: at site in Carruth St r.o.w.

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

Treatment Plant: South Cobb

- Plant Capacity Available? Yes No
- Line Capacity Available? Yes No
- Projected Plant Availability: 0 - 5 year 5 - 10 years over 10 years
- Dry Sewers Required? Yes No
- Off-site Easements Required? Yes* No
- 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

* 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 easement(s) by the property owner(s). All easement acquisitions are the responsibility of the Developer.

Additional Comments:

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 off site easements, dedication of on and/or off site 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.

APPLICANT: Atlas Construction PETITION NO.: Z-60

PRESENT ZONING: GC PETITION FOR: LI

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Olley Creek. FLOOD HAZARD INFO: Undefined along creek.

- 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 flood hazard.

- 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 (25' 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

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 _____

APPLICANT: Atlas Construction

PETITION NO.: Z-

Z-30 (2012)
Previous Minutes

PRESENT ZONING: GC

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 | CLASSIFICATION | MIN. R.O.W. REQUIREMENTS |
|-----------------|---------------------|----------------|--------------------------|
| Carruth Street | 640 | Local | 50' |
| East Side Drive | N/A | Local | 50' |

Carruth Street and East Side Drive are both classified as a Local. According to the available information, the existing rights-of-way do not meet the minimum requirements for this classification.

DOT recommends that both driveways be upgraded to meet commercial standards.

RECOMMENDATIONS:

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the south side of Carruth Street, a minimum of 25' from the roadway centerline; b) donation of right-of-way on the west side of East Side Drive, a minimum of 25' from the roadway centerline.

Recommend that both driveways be upgraded to meet commercial standards.

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