

Z-22
(2013)

9D



GENERAL NOTES
1. THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF THE PROPOSED DEVELOPMENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
2. THE PROPERTY IS BOUND BY THE FOLLOWING PARCELS:
- TO THE NORTH: PARCEL 30, ACKERMAN EAST WEST, LLC
- TO THE SOUTH: PARCEL 31, ACKERMAN EAST WEST, LLC
- TO THE WEST: PARCEL 32, ACKERMAN EAST WEST, LLC
- TO THE EAST: TRAMORE POINTE PARKWAY

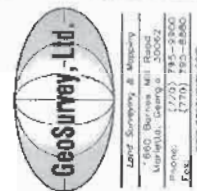
LEGEND
SYMBOLS AND DESCRIPTIONS:
- Dashed line: Survey boundary
- Solid line: Property boundary
- Circle with cross: Survey station
- Circle with dot: Survey monument
- Arrow: Direction of survey

BOUNDARY SURVEY OF
Tramore Pointe - Tracts 9D
PGA Tramm, LLC.
DATE: 03/20/13
BY: [Signature]

SITE PHOTOGRAPHS



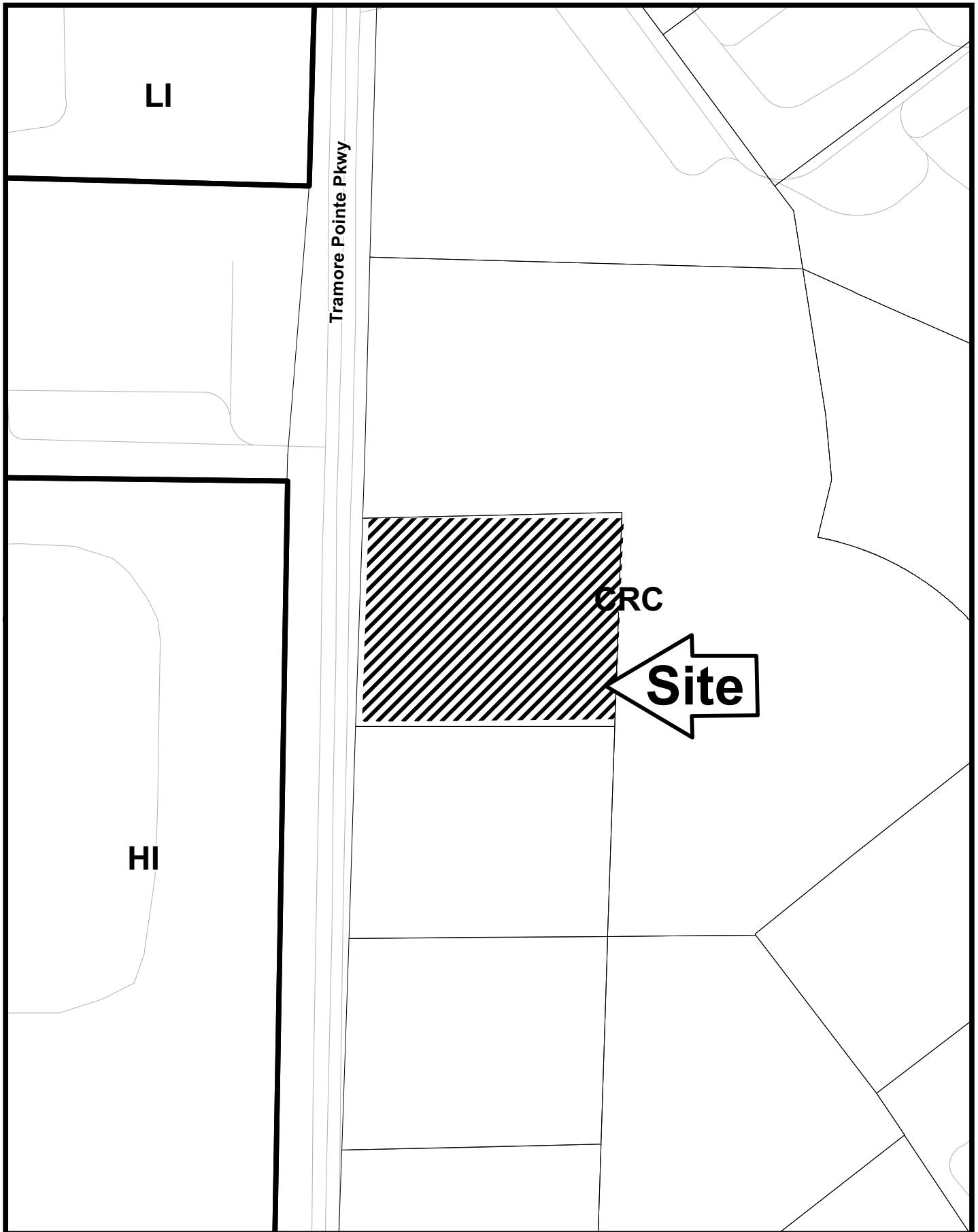
PROPOSED SITE PLAN



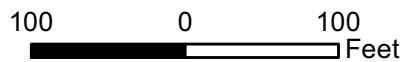
RECEIVED
APR - 4 2013
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



CLOSURE STATEMENT
IF YOU DIG, Know what's below. Call before you dig. Call 811 or Call 800-362-7411

Z-22



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Ackerman East West, LLC

PETITION NO.: Z-22

PRESENT ZONING: CRC

PETITION FOR: LI

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

Land Use Plan Recommendation: Industrial Compatible

Proposed Number of Buildings: 1 **Total Square Footage of Development:** 10,800 sq. ft.

F.A.R.: 0.22 **Square Footage/Acre:** 9,408 sq. ft.

Parking Spaces Required: Approx. 20 **Parking Spaces Provided:** 27

The applicant is requesting a rezoning of parcels 9C and 9D (cases Z-21 and Z-22, respectively) from the CRC community retail commercial district (past case Z-74 of 2004) to the LI light industrial district in order to operate ambulance and vehicle maintenance and EMS training and continuing education for Puckett EMS headquartered across the street at 3760 Tramore Pointe Parkway. Past case Z-74 of 2004 zoned the existing Puckett EMS site LI district for ambulance use. With a maximum of 14 employees, the subject sites will operate approximately 12 hours a day, seven days a week for EMS functions and 5-6 days a week for shop functions. While parcel 9C is proposed to remain vacant, parcel 9D will be utilized for a five bay, one-story, steel-framed building with brick veneer on front and partial sides in keeping with other buildings that were built under stipulations of case Z-74 of 2004 requiring brick or stone front and sides.

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.

APPLICANT: Ackerman East West, LLC

PETITION NO.: Z-22

PRESENT ZONING: CRC

PETITION FOR: LI

PLANNING COMMENTS:

The applicant is requesting a rezoning from CRC to LI for purposes of shop/training. (Ambulance maintenance and EMS training). The 1.148 acre site is located at the east side of Tramore Pointe Parkway, southwest of the East-West Connector.

Comprehensive Plan

The parcel is within an Industrial Compatible (IC) future land use category, with CRC zoning designation. The purpose of Industrial Compatible (IC) category is to provide for areas that can support light industrial, office /warehouse, and distribution uses. Typical land uses for these areas include professional business parks and distribution centers.

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?

APPLICANT Ackerman East West, LLC

PETITION NO. Z-022

PRESENT ZONING CRC

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 / W side of Tramore Pointe Pkwy**

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: **On site along northern side of parcel**

Estimated Waste Generation (in G.P.D.): **ADF 430 Peak= 1075**

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 Proposed 10,750 ft2 building (parcel 9D)
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 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: Ackerman East West , LLC

PETITION NO.: Z-22

PRESENT ZONING: CRC

PETITION FOR: LI

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Olley 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: _____

- 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 _____.

APPLICANT: Ackerman East West , LLC

PETITION NO.: Z-22

PRESENT ZONING: CRC

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. Final site design must comply with approved hydrology study for Tramore Pointe Development.

APPLICANT: Ackerman East West, LLC

PETITION NO.: Z-22

PRESENT ZONING: CRC

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
Tramore Pointe Parkway	N/A	Local	25 mph	Cobb County	60'

COMMENTS AND OBSERVATIONS

Tramore Pointe Parkway is classified as a non-residential local and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend one access point to Tramore Pointe Parkway.

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

STAFF RECOMMENDATIONS

Z-22 ACKERMAN EAST WEST, LLC

- 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 request will allow utilization of currently vacant property for a proposed use that is an extension of an ambulance business across the street.
- 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 request will return the property to the LI light industrial district, having been zoned CRC community retail commercial district by previous case Z-74 of 2004. This past case allowed the existing Puckett EMS ambulance business across the street specifically. The currently requested use is an extension of this operation.
- 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*. Located within an area designated as IC industrial compatible, the request will further the goals of the *Plan* such as limited height and FAR of buildings as well as providing a transitional use between more intensive uses and less intensive uses.
- 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 request will allow an existing, nearby business to expand its operations by utilizing these vacant tracts. The proposed use of EMS training facilities and ambulance vehicle maintenance will serve as a transition between the more intense tank farm across the street and less intense uses being developed in the adjacent commercial properties.

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

- Site plan received by Zoning Division on April 4, 2013 with District Commissioner approving minor modifications;
- Fire Department comments and recommendations;
- Stormwater Management Division comments and recommendations;
- Water and Sewer Division comments and recommendations; and
- Department of Transportation 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.

2013 APR -4 PM 12:38

June
2013

COBB COUNTY ZONING DEPARTMENT
Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): NA
 - b) Proposed building architecture: NA
 - c) Proposed selling prices(s): NA
 - d) List all requested variances: NA
- _____

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

- a) Proposed use(s): Ambulance and vehicle maintenance and repair; EMS training and continuing education.
 - b) Proposed building architecture: Steel frame; one story; brick veneer on front & partial sides; metal siding on rear & rear sides.
 - c) Proposed hours/days of operation: approximately 12 hours daily; seven days for EMS functions and 5 or 6 days for shop functions.
 - d) List all requested variances: None required
- _____

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

CURRENT OWNERS ARE ACKERMAN EASTWEST, LLC.
PURCHASER AND FUTURE DEVELOPER PGA TRAMORE, LLC.

.....
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).

Cobb County Sanitary Sewer Easements in northern area of Parcel 9d; Sanitary Sewer Easement in southeastern corner of Parcel 9d and the northeastern corner of Parcel 9c.

**daniel
associates
architects**

Impact of the Proposed Rezoning

Parcels 9C and 9D of the Tramore Pointe Development, under contract to Puckett EMS, is requested to be rezoned from CRC to LI. The impact of the proposed rezoning with respect to the following matters will be:

- a) The rezoning proposal will permit a use in connection with the home office of Puckett EMS, across the street neighbor to carry out their training programs and also the maintenance and repair of their vehicles. The other neighbor, across the street, is the massive "tank farm". Hopefully this development will stimulate additional growth in this area.
- b) As stated above this project is an outgrowth of the Puckett EMS operation and should not adversely affect other developments in the area, but hopefully stimulate other activities.
- c) This property and other undeveloped properties in the area have been on the sales market for several years as currently zoned. With approval of this rezoning request, this and other similar project hopefully will follow.
- d) Existing streets, transportation facilities and utilities in this area should be ample to serve this project and other similar projects without any major harm. Existing school facilities should not be affected.
- e) With the existing "tank farm" adjacent to this area, this rezoning should be in conformity with any policy and intent of the existing or future land use plans.
- f) Approval of this rezoning request will allow for immediate built-out of these parcels and hopefully stimulate future activities in this area. This initial project will also have an immediate affect on the tax base with a profitable structure as opposed to vacant land.

2013 APR -4 PM 12:38
COBES COUNTY ZONING DISTRICT

9D