

SLUP-8 (2013)

COBB COUNTY GEORGIA
PLANNING DEPARTMENT

2013 JUN -6 PM 3:06

COBB COUNTY ZONING COMMISSION



SCALE IN FEET
0 30 60
Total Lot Area = 125,000 SF
Current Zoning: SLUP-8
Proposed Zoning: SLUP-8
Public Hearing: 2013 June 6, 7:00 PM

CLARENCE DRIVE
100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

VETERANS MEMORIAL HIGHWAY ~ U.S. HWY. 278
I.e.a. Bypass Highway
(Per 1/10)

LIONS CLUB DRIVE
(Per 4/10)

MOSS DRIVE
100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

NO LOTS IN THIS ZONING DISTRICT
ARE ELIGIBLE FOR A SPECIAL
APPROVAL TO REZONE, PERMITS TO
CONSTRUCT, OR TO BE REZONED BY
THE BOARD OF ZONING ADJUSTMENT
ON JUNE 10, 2013, 7:00 PM
LAWSON, GEORGETOWN, GA

NO LOTS IN THIS ZONING DISTRICT
ARE ELIGIBLE FOR A SPECIAL
APPROVAL TO REZONE, PERMITS TO
CONSTRUCT, OR TO BE REZONED BY
THE BOARD OF ZONING ADJUSTMENT
ON JUNE 10, 2013, 7:00 PM
LAWSON, GEORGETOWN, GA

Boundary shown is for Parcel of Record
and does not represent the actual
boundary of the subject property.



STANLEY PLUS, INC.
1800 SOUTH COBB DR. S.E.
ALPHARETTA, GEORGIA 30004
PHONE: (770) 444-8728
FAX: (770) 444-8729

Proposed Site Plan
For Special Land Use Permit

VISION

LOCATED IN
CITY OF
Cobb County, GA
COUNCIL DISTRICT 10
AND LOTS 27 & 28

SLUP-8 (2013)

APPLICANT: Brilliant Automotive, Inc.

770-944-8616

REPRESENTATIVE: Nicolle Baisas

678-697-9001

TITLEHOLDER: Sam's Used Parts, Inc.

PROPERTY LOCATION: Northwest intersection of Veterans

Memorial Highway and Lion's Club Drive, and the southwesterly
intersection of Moss Drive and Lion's Club Drive
(700 Veterans Memorial Highway).

ACCESS TO PROPERTY: Veterans Memorial Highway

PHYSICAL CHARACTERISTICS TO SITE: Existing building

used as an auto body shop

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: HI/ Henson's Used Auto Parts

SOUTH: GC/ Super Tire Mart, Jordon's Auto Sales

EAST: GC/ Carwash, Auto repair

WEST: GC, LI/ Advance Auto Parts, Automotive Specialists, Mini-Storage

PETITION NO: SLUP-8

HEARING DATE (PC): 08-06-13

HEARING DATE (BOC): 08-20-13

PRESENT ZONING: GC

PROPOSED ZONING: Special Land

Use Permit

PROPOSED USE: Auto Repair/Auto Broker

SIZE OF TRACT: 3.97 acres

DISTRICT: 17

LAND LOT(S): 37, 38

PARCEL(S): 3, 4, 8

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** _____

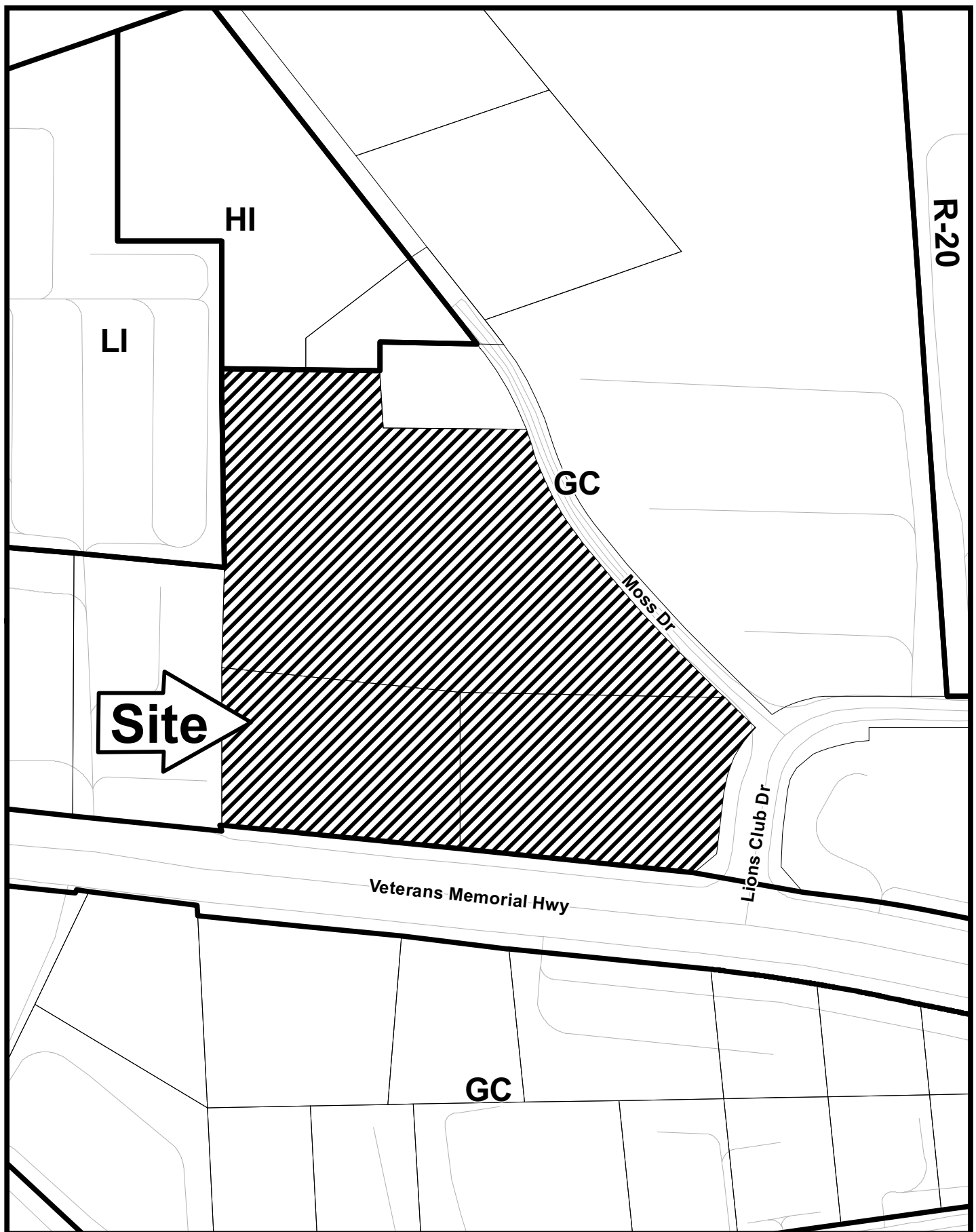
STIPULATIONS:

APPLICANT: Brilliant Automotive, Inc.



PETITION NO: SLUP-8

SLUP-8



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

100 0 100 Feet



City Boundary
Zoning Boundary

APPLICANT: Brilliant Automotive, Inc.

PETITION NO.: SLUP-8

PRESENT ZONING: GC

PETITION FOR: SLUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

Applicant is requesting a Special Land Use Permit for the purpose of operating a used car lot. The property is properly zoned and the site plan indicates the property also meets the one-acre pavement requirement for used car lots.

Historic Preservation: No comments.

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.

WATER & SEWER COMMENTS:

No comments.

TRAFFIC COMMENTS:

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

Recommend close eastern driveway on Veterans Memorial Highway.

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

FIRE COMMENTS:

C/O: Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

APPLICANT: Brilliant Automotive, Inc.

PETITION NO.: SLUP-8

PRESENT ZONING: GC

PETITION FOR: SLUP

STORMWATER MANAGEMENT COMMENTS

All auto repairs to be performed inside the enclosed garage areas only.

STAFF RECOMMENDATIONS

SLUP-8 BRILLIANT AUTOMOTIVE, INC.

The applicant's proposal is located on an arterial road, in a Community Activity Center. The applicant's proposal meets the required one-acre minimum paved area for a used car lot. Veterans Memorial Highway does have many types of commercial uses, including retail, restaurants, offices and industrial. Additionally, Veterans Memorial Highway does have existing used car lots. It is Staff's opinion the applicant's proposal meets the zoning requirements for a used car lot. The applicant's letter dated May 30, 2013 states that all stipulation requirements from previous SLUP were met. There have been four (4) Code Enforcement complaints received by the Code Enforcement Division since 2004, 3 of which were for displaying banners with no permit. There was a complaint received, and a notice was issued for parking standards, the violation was immediately resolved. There has not been an active business license issued to the property address since 2010, that license was issued to Five Star Auto Collision. Staff would be reluctant to recommend approval of the applicant's request, without many stipulations controlling the use of the property. Staff would suggest allowing the applicant to operate the used car lot at this location as long as the applicant can adhere to the stipulations listed below. Based on the above analysis, Staff recommends **APPROVAL** of SLUP-8 of 2013 subject to the following:

- Site plan submitted June 6, 2013, with District Commissioner approving minor modifications to site layout;
- Used vehicle sales and light automotive repair for the applicant only (any other use or user to be approved by the Board of Commissioners);
- All automobiles must be parked in a legal parking space;
- No junk or inoperative vehicles kept on site;
- No outdoor storage (except for used vehicles);
- No parking or unloading vehicles in right-of-way;
- All vehicle repairs be done inside building;
- No outdoor speakers or pagers;
- Water and Sewer comments and recommendations;
- Stormwater Management Division comments and recommendations; and
- Cobb 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.

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**Brilliant Automotive Incorporated
700 Veterans Memorial Hwy
Mableton GA 30126
(770-944-8616)**

VIA HAND DELIVERY

May 30, 2013

Zoning Division
Cobb County Community Development Agency
1150 Powder Springs Street Ste 400
Marietta GA 30064

Re: Brilliant Automotive Inc dba Central Collision & Brilliant Autos
Special Land Use Permit Application for property located at 700 Veterans Memorial Hwy,
Mableton, Ga 30126. Request to amend current zoning of GC to Include Used Car Sales.

Dear Sirs;

I am submitting for Cobb County's review and consideration this Special Land Use Permit Application to include under the current General Commercial zoning, used Car & Truck sales for the business located on the property at 700 Veterans Memorial Hwy, Mableton GA 30126. The addition to allow vehicle sales on site was approved for our previous company "Five Star Collision" owned by my Father Frank Balsas in October of 2004. He is retiring and turning the business over to myself now and we have formed a new corporation. The property ownership has changed hands and now is owned by Sam's Used Parts Inc; however our business remains at this location as we have established a 2 year lease with the property Owner.

Applicant, Central Collision and Brilliant Autos, representing by company Secretary, Nicolle Balsas are applying for a Special Land Use Permit pursuant to the requirements of Section 134-273 of the Cobb County Code of Ordinance. We are requesting in addition to the current zoning of General Commercial that a special land use to include Used Car Sales and Rebuilding on premises as a permitted use. A traditional retail car lot, with the display of vehicles for sale, with no changes to the structures or the current property. The surrounding area and customers welcome this type of business and the property complies with the County Code ordinance in regard to this type of business operation.

Subject property for the Special Land Use Permit has a total tract of 3.971 Acres and is located at the northwest intersection of Veterans Memorial Hwy and Lions Club Drive, and the southwest side of Moss Drive, Land Lots 37 and 38, 17th District, Cobb County, Georgia.

COBB COUNTY GEORGIA
2013 JUN -6 PM 3:05
COBB COUNTY ZONING DIVISION

- * Notarized Authorization by Property owner.
- * Application for Special Land Use Permit
- * Property Survey
- * Legal Description of property
- * A copy of the Warrant Deed
- * A Copy of the paid tax receipt for 2012
- * Petition of for Consent
- * A copy of our 2 year lease agreement.
- * Copy of previous Special Use Permit Approval from 2004.
- * A Check in the amount of \$1000.00

A Special Land Use Permit was granted at the October 2004 Board Meeting; copies of approval are included in the application package. At that time the Applicant was Frank Balsas and Miquel Recalde, owners of said property. They did not renew the permit in 2006. Although, the property has been sold to current owner "Sam's Used Parts Inc., they are leasing the property back to Applicants, Central Collision & Brilliant Autos, owned and operated by CEO, Nicolle Balsas. Copy of the Lease is included in the application package. This is the same business type and ownership as the previous owner, Frank Balsas. Frank Balsas has retired and his Daughter Nicolle Balsas has just changed the name of the business.

The approval issued to Frank Balsas back in October 2004 was for a 24 month period with stipulations. These stipulations were addressed as follows:

- * Billboard located on property was removed.
- * An abandoned trailer on the property was removed.
- * No new building has taken place.
- * Wooden fence on the south and east side was extended to the chain link across the front.
- * Chain link fence was painted black and broken and/or bent poles were repaired
- * Parking area in the front extending to entrance to the west side of property was professionally Resurfaced.
- * Applicants have service contracts in place that provide for:
 - a) Weekly trash pick up
 - b) Weekly lawn service
- * Lawn area has been landscaped.
- * No junk or inoperative vehicles are kept on site
- * There is no outdoor storage
- * There is no parking or unloading of vehicles in right-of-way
- * All vehicle repairs are done inside building
- * All exterior lights are appropriately designed to eliminate stray light on adjacent properties
- * There are no outdoor speakers or pagers

There have been no changes to any structures since the survey done back in 2004.

We strongly believe that the requested Special Land Permit, along with the compliance stipulations contained in the 2004 approval would give us the equal appropriate use of the Subject property while taking in the consideration of similar use of the properties surrounding our development. We had no community objection as we discussed our request with our surrounding businesses. Most had thought that we were already allowed the use of "Auto Sales" as there are many other used car dealers/rebuilders to the right and left of our subject property.

I appreciate your thoughtful consideration of this request. I encourage you to contact me should you have any questions or require any additional information, and I look forward to working with you on this important matter.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Nicole Balsas", written over a horizontal line.

Nicole Balsas, Sec, Brilliant Automotive Inc



entire Bldg

COBB COUNTY GEORGIA
FILED IN OFFICE
2013 JUN -6 PM 3:05
COBB COUNTY ZONING DIVISION



front of Bldg



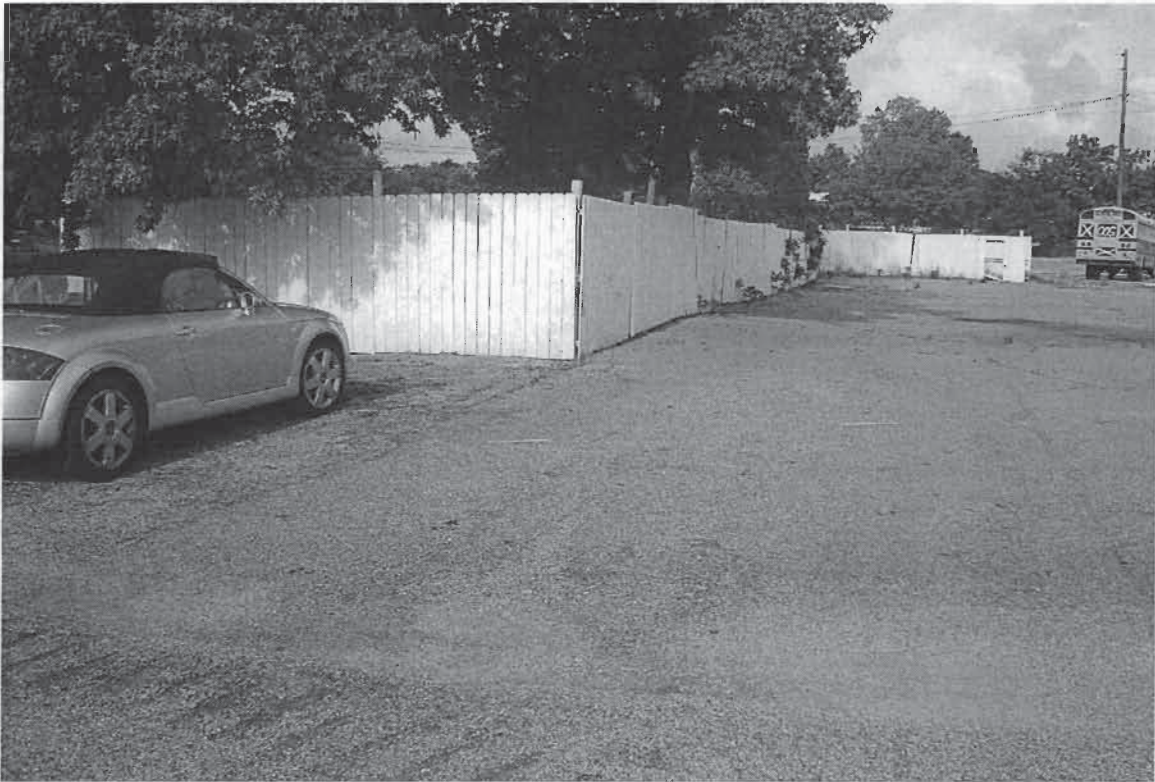
Rear of Bldg



office



Right front lot



to Right side lot



to Right Across Street



to left across street



directly across the street

ORIGINAL DATE OF APPLICATION: 10-19-04APPLICANTS NAME: FIVE STAR AUTO COLLISION

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

BOC DECISION OF 10-19-04 ZONING HEARING:

FIVE STAR AUTO COLLISION (Francisco O. Balsas and Miguel Recalde, owners) for a **Special Land Use Permit** for the purpose of a Used Car Lot in Land Lots 37 and 38 of the 17th District. Located at the northwest intersection of Veterans Memorial Highway and Lions Club Drive and the southwest side of Moss Drive.

MOTION: Motion by W. Thompson, second by Lee, to approve **Special Land Use Permit for twenty-four (24) months subject to:**

- site plan submitted July 1, 2004 with District Commissioner approving minor modifications to site layout (copy attached and made a part of these minutes)
- letter of agreeable stipulations from Mr. John Moore dated October 5, 2004, not otherwise in conflict (copy attached and made a part of these minutes)
- after initial twenty-four (24) month period, application to be approved contingent upon review and approval by the District Commissioner
- District Commissioner to approve use for any additional business located on the property
- used vehicle sales and repair for the Applicant only (any other use or user to be approved by the Board of Commissioners)
- no junk or inoperative vehicles kept on site
- no outdoor storage (except for used vehicles)
- no parking or unloading vehicles in right-of-way
- all vehicle repairs be done inside building
- all exterior lighting be designed to eliminate any stray light onto adjacent properties
- no outdoor speakers or pagers
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations

VOTE: **ADOPTED** unanimously

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
192 ANDERSON STREET

MARIETTA, GEORGIA 30060

WWW.MJS.COM

JOHN H. MOORE
STEPHEN C. STEELE
WILLIAM R. JOHNSON†
ROBERT D. INGRAM†
J. BRIAN O'NEIL
G. PHILLIP BEGGS
ELDON L. BASHAM
MATTHEW J. HOWARD
JERE C. SMITH
CLAYTON O. CARMACK
KEVIN B. CARLOCK†
ALEXANDER T. GALLOWAY III†
J. KEVIN MOORE
RODNEY R. MCCOLLOCH
SUSAN S. STUART
DANIEL A. LANDIS***

BRIAN D. SMITH
HARRY R. TEAR III
W. TROY HART†
JEFFREY A. DAXE
MELISSA W. GILBERT
TIMOTHY W. BAILEY
JOYCE W. HARPER
AMY K. WEBER
COURTNEY H. MOORE
KIM A. ROPER
TARA C. RIDDLE
JOSHUA M. BOOTH*
KELLIE L. CROSS
C. LEE DAVIS
TANYA L. CROSSE*
ROBERT W. BROWN II

MAIN OFFICE

POST OFFICE BOX 3305
MARIETTA, GEORGIA 30061

TELEPHONE (770) 429-1499
TELECOPIER (770) 429-8631

TENNESSEE OFFICE

CEDAR RIDGE OFFICE PARK
SUITE 463
408 N. CEDAR BLUFF ROAD
KNOXVILLE, TENNESSEE 37923

TELEPHONE (865) 692-9039
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DAVID M. VAN SANT
DARRELL L. SUTTON
KASI R. WHITAKER
AUTUMN L. VEAZEY
NICHOLAS J. PETERSON*
JEFFREY K. STINSON

BENJAMIN A. WALDEN
DAVID A. COX
ELIZABETH A. GUERRANT
JAMES D. WALKER III
CHRISTOPHER D. GUNNELS*

OF COUNSEL:
MICHELLE S. DAVENPORT
JOHN L. SKELTON, JR.

† ALSO ADMITTED IN TN
* ALSO ADMITTED IN FL
** ALSO ADMITTED IN SC
*** ALSO ADMITTED IN NC
♦ ADMITTED ONLY IN TN

WRITER'S DIRECT
DIAL NUMBER

October 5, 2004

Mr. Jason A. Campbell
Zoning Analyst
Zoning Division
Cobb County Community Development Agency
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661

Hand Delivered

Min. Bk. 30 Petition No. SLUP-21
Doc. Type Letter of Agreeable
stipulations
Meeting Date 10/19/04

RE: Application for Special Land Use Permit
Application No.: SLUP-21 (2004)
Applicant: Five Star Collision
Property Owners: Francisco O. Balsas and Miguel Recalde

FILED WITH COUNTY CLERK THIS 5th DAY
OF Oct 2004 BY Tahn Moore
RE SLUP-21
Walt R. Hugg
COUNTY CLERK/ASST. COUNTY CLERK/DEPUTY COUNTY CLERK
COBB COUNTY, GEORGIA

Property: 3.971 acres located at the
northwest intersection of
Veterans Memorial Highway and
Lions Club Drive, and the
southwest side of Moss Drive,
Land Lots 37 and 38,
17th District, 2nd Section
Cobb County, Georgia

Dear Jason:

The undersigned and this firm have been retained to represent Five Star Collision, the Applicant (hereinafter "Applicant"), and Francisco O. Balsas and Miguel Recalde, the Property Owners (hereinafter referred to as "Owners"), in their Application for Special Land Use Permit with regard to a total tract of 3.971 acres located at the northwest intersection of Veterans Memorial Highway and Lions Club Drive, and the southwest side of Moss Drive, Land Lots 37 and 38, 17th District, Cobb County, Georgia (hereinafter the "Subject Property" or, alternatively, the "Property"). After meetings with planning and zoning staff and various departmental representatives, discussions with area homeowner representatives, and reviewing the staff comments and recommendations and the uses of surrounding properties, we have been authorized by the Applicant and Owners to submit this letter of agreeable stipulations and

MOORE INGRAM JOHNSON & STEELE

 Petition No. SLU
 Meeting Date 10/19/04
 Continued

Mr. Jason A. Campbell
 Zoning Analyst
 Zoning Division
 Cobb County Community Development Agency
 Page Two
 October 5, 2004

conditions which, if the Application for Special Land Use Permit is approved, as submitted, shall become a part of the grant of the requested permit and shall be binding upon the Subject Property for the duration of the permit. The referenced stipulations are as follows:

- (1) Applicant agrees the Special Land Use Permit shall extend for two (2) years from the date of final approval; and, prior to expiration, Applicant shall be allowed to apply for a renewal of the Special Land Use Permit.
- (2) Applicant agrees that, if permissible under current contract, the billboard located on the Subject Property shall be removed within six (6) months of the date of final approval.
- (3) Within four (4) months from the date of final approval, Applicant agrees the abandoned trailer structure on the Subject Property shall be removed.
- (4) In the event Applicant constructs new building(s) on the Subject Property, such building(s) shall be three-sided brick office structure(s) (that complies with all Cobb County Code requirements, including sewage and water). The brick for the proposed structure shall match local standards of "old-towne style," or dark brick (not industrial orange).
- (5) The wooden fence on the south and east side of the Subject Property shall be extended immediately to the chain link fence across the front.
- (6) The chain link fence shall be immediately painted dark green or black to blend with the surroundings and all broken or bent poles or segments of the fence shall be repaired.
- (7) The parking area in front of the trailer and extending to the entrance to the west side of the Subject Property shall be professionally resurfaced within nine (9) months.

MOORE INGRAM JOHNSON & STEELE

Petition No. SLUP-21
Meeting Date 10/19/04
Continued

Mr. Jason A. Campbell
Zoning Analyst
Zoning Division
Cobb County Community Development Agency
Page Three
October 5, 2004

- (8) Applicant shall obtain service contracts with licensed business owners providing the following:
- (a) Bi-weekly trash pick-up along the front and east side of the Subject Property, including outside the fenced area;
 - (b) Bi-weekly lawn service to maintain the lawn along the frontage, including outside the fenced area.
- (9) Applicant shall have the lawn outside the fenced area (including both sides of the sidewalk) professionally landscaped, including replanting grass where none currently exists and low shrubs planted the entire length of the fence line.

We believe the requested Special Land Use Permit, specific to the stipulations contained herein, is an appropriate use of the Subject Property while taking into consideration the changing conditions of the area and the properties and owners thereof surrounding the proposed development. Thank you for your consideration in this request.

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc

c: Cobb County Board of Commissioners:
Samuel S. Olens, Chairman
George Woody Thompson, Jr.
Helen C. Goreham
Joe L. Thompson
Tim Lee

MOORE INGRAM JOHNSON & STEELE

Petition No. SLUP-
Meeting Date 10/1/04
Continued

Mr. Jason A. Campbell
Zoning Analyst
Zoning Division
Cobb County Community Development Agency
Page Four
October 5, 2004

c: Cobb County Planning Commission:
Murray Homan, Chairman
Judy Williams
Bob Hovey
Christi S. Trombetti
Bob Ott

Mr. James Cavedo, President
Mableton Improvement Coalition

Five Star Collision

APPLICANT: Five Star Auto Collision

PETITION NO.: SLUP

PRESENT ZONING: GC

PETITION FOR: SLUP

PLANNING COMMENTS: Staff Member Responsible: Jason A. Campbell

Applicant is requesting a Special Land Use Permit for the purpose of operating a used car lot. The property is properly zoned and the site plan indicates the property also meets the one-acre pavement requirement for used car lots.

Historic Preservation: The scope of this application does not appear to have the capability to negatively affect any potentially historic resources that may or may not lie in or near the project area.

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.

WATER & SEWER COMMENTS:

Water and sewer available.

TRAFFIC COMMENTS:

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

FIRE COMMENTS:

APPLICANT: Five Star Auto Collision

PETITION NO.: SLUP

PRESENT ZONING: GC

PETITION FOR: SLUP

DRAINAGE COMMENTS

FLOOD HAZARD: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Nickajack Creek FLOOD HAZARD INFO: None

- ☐ 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 stormdrainage systems.

APPLICANT: Five Star Auto Collision

PETITION NO.: SL

PRESENT ZONING: GC

PETITION FOR: SLUP

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 must be addressed at Plan Review.
- ☐ 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/SUGGESTIONS

- 1) Tract has been reworked to provide auto lot service, which now must comply with development regulations.
- 2) Recommend no auto maintenance on site unless approved by Stormwater Management to insure compliance with the United States-Clean Water Act and minimize potential for pollution loss.