



**APPLICANT:** BCL-Atlanta, LLC  
(847) 656-1112

**REPRESENTATIVE:** Elan Peretz  
(847) 656-1100

**TITLEHOLDER:** BCL-Atlanta, LLC

**PROPERTY LOCATION:** Southwest side of Troon Circle,  
northwest side of Riverside Parkway  
(7905 Troon Circle ).

**ACCESS TO PROPERTY:** Troon Circle

**PHYSICAL CHARACTERISTICS TO SITE:** Developed industrial  
office/warehouse

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** HI/Industrial Uses
- SOUTH:** R-40, LI, HI/Industrial Uses
- EAST:** HI/Industrial Uses
- WEST:** HI/Undeveloped

**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:**

**PETITION NO:**        SLUP-3

**HEARING DATE (PC):**        03-04-14

**HEARING DATE (BOC):**        03-18-14

**PRESENT ZONING:**        HI

**PROPOSED ZONING:**        Special Land  
Use Permit

**PROPOSED USE:**        Battery Manufacturing

**SIZE OF TRACT:**        17.485 acres

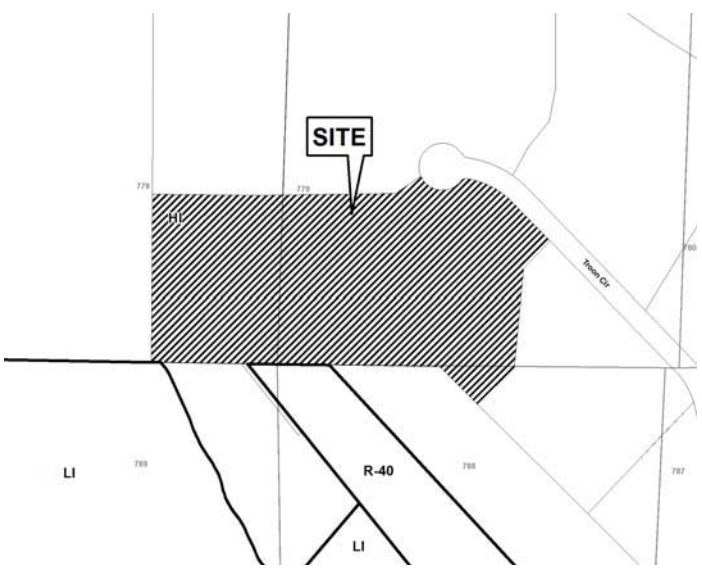
**DISTRICT:**        18

**LAND LOT(S):**        778, 788, 789

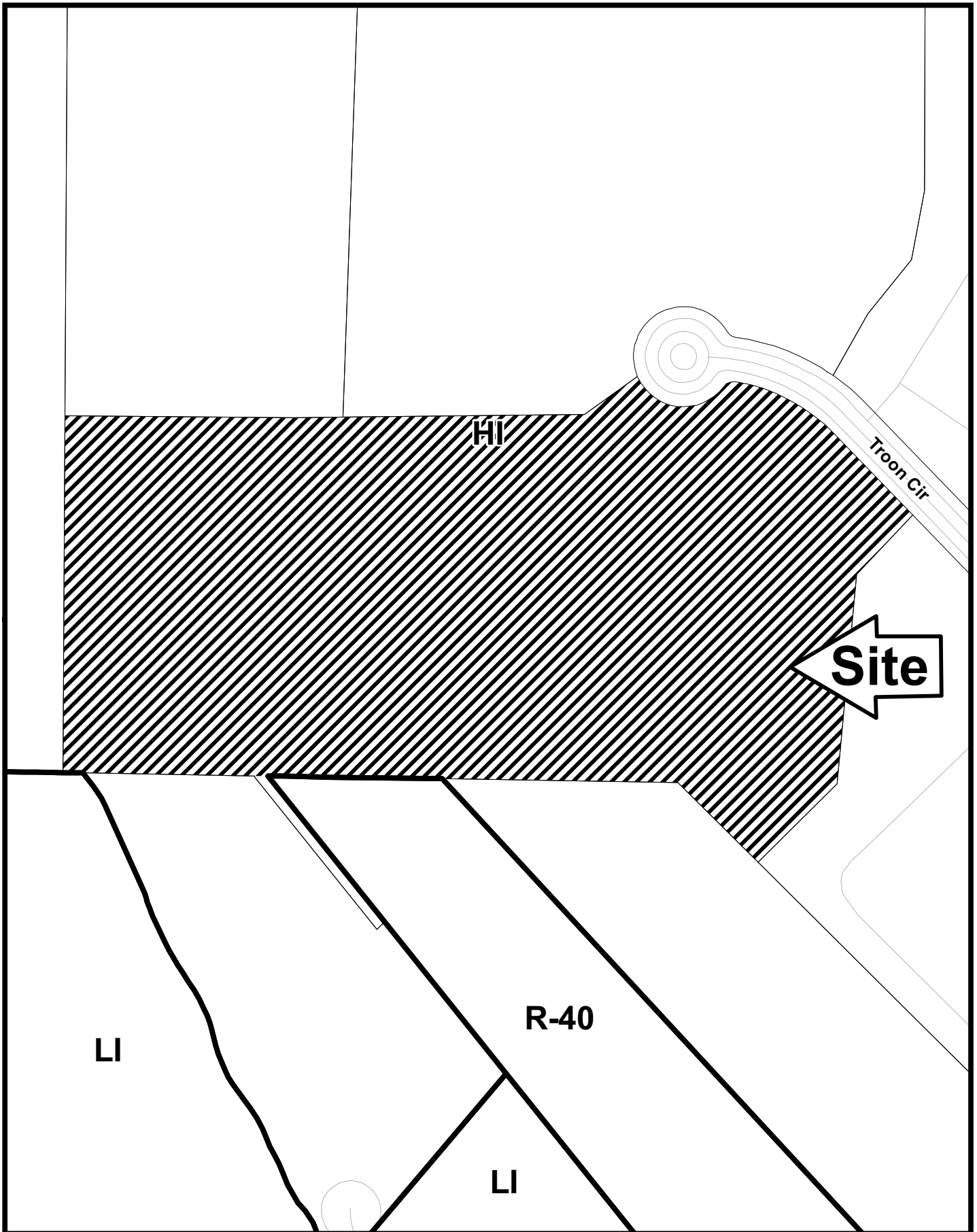
**PARCEL(S):**        2

**TAXES: PAID**    **X** **DUE**       

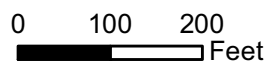
**COMMISSION DISTRICT:**        4



# SLUP-3



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** BCL-Atlanta, LLC

**PETITION NO.:** SLUP-3

**PRESENT ZONING:** LI (HI Application on Feb Agenda)

**PETITION FOR:** SLUP

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**ZONING COMMENTS:**

**Staff Member Responsible:** Terry Martin, MPA

The applicant is requesting the necessary Special Land Use Permit (SLUP) in order to operate a lead acid battery manufacturing business. The applicant produces aircraft, RV, marine, renewable energy, and specialty application batteries. The existing building will be used for battery manufacturing Sunday through Saturday up to 16 hours per day.

This property was heard under Z-6 of February, 2014 in order to request rezoning of a portion of the subject site which was not already zoned HI heavy industrial district but LI light industrial district.

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

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**WATER & SEWER COMMENTS:**

No comments (see Z-6 2014 comments).

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**TRAFFIC COMMENTS:**

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

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**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 BCL-Atlanta, LLC

PETITION NO. Z-006

PRESENT ZONING LI

PETITION FOR HI

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**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" CI / S side of Troon Circle

Additional Comments: Existing water customer

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.

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**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

Estimated Waste Generation (in G.P.D.): ADF +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

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. \*An Industrial Discharge Permit may be necessary depending on the nature of the manufacturing process.

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: BCL-Atlanta, LLC

PETITION NO.: SLUP-3

PRESENT ZONING: LI & HI

PETITION FOR: SLUP

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**STORMWATER MANAGEMENT COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Unnamed Trib to Chattahoochee River 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: BCL-Atlanta, LLC

PETITION NO.: SLUP-3

PRESENT ZONING: LI & HI

PETITION FOR: SLUP

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**STORMWATER MANAGEMENT COMMENTS – Continued**

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit any future 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. No site improvements are proposed at the present time. Any future improvements or redevelopment must meet current Stormwater Management requirements.
2. The proposed battery manufacturing facility must apply for coverage under the Georgia NPDES General Permit for Stormwater Discharges Associated with Industrial Activity.

## STAFF RECOMMENDATIONS

### SLUP-3      BCL-ATLANTA, LLC

- A. It is Staff's opinion that the applicant's proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. Located within an area that is site to several heavy industrial users (including a majority of the remaining building on the subject parcel), the current request will permit a heavy manufacturing use that is suitable for the area.
- B. It is Staff's opinion that the applicant's proposal will not have an adverse affect on the usability of adjacent or nearby property. The request to allow the heavy manufacturing use of battery manufacturer will not have any more adverse effect than existing uses within the area.
- C. It is Staff's opinion that the applicant's 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 proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*. Located within a Priority Industrial Area on the future land use map, the current request adheres to the County's goals of maintaining economic vitality and enhancing the area's capacity to accommodate future growth.
- 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 proposal. The request is to allow for the establishment of a new heavy manufacturing use of lead acid batteries by a new company seeking to locate to this area. If approved, it should not pose any more adverse effects than existing uses and it will serve to follow the *Comprehensive Plan's* goal of economic growth within this Priority Industrial Area.

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

- Site plan received by the Zoning Division on December 5, 2013 that was approved as part of Z-6 on February 18, 2014;
- Letter of agreeable conditions from Ross Gardiner, dated February 3, 2014 (on file in the Zoning Division);
- Fire Department comments and recommendations;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations;
- 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.**



COB  
STATE OF GEORGIA  
COUNTY ZONING DIVISION  
NOV 5 10:43 AM '13



Application #: 270  
PC Hearing Date: 2-4-14  
BOC Hearing Date: 2-18-14

## Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): 254,000
  - 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): Battery Manufacturing (lead-acid batteries)
  - b) Proposed building architecture: Existing building - tilt-up concrete walls, structural wide flange steel columns, supporting wide flange steel beams & open web steel roof joists.
  - c) Proposed hours/days of operation: Sunday - Saturday up to 16 hours per day
  - d) List all requested variances: None
- \_\_\_\_\_

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

The majority of the building at 7905 Troon is on a tract that is zoned HI. Only the most westerly part of the continuous building is zoned LI.

.....  
**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

.....  
**Part 5. Is this application a result of a Code Enforcement action? No  ; Yes \_\_\_\_\_ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).**

Applicant signature: \_\_\_\_\_ Date: 11/19/2013

Applicant name (printed): Joel I. Barnett / BCL-Atlanta LLC