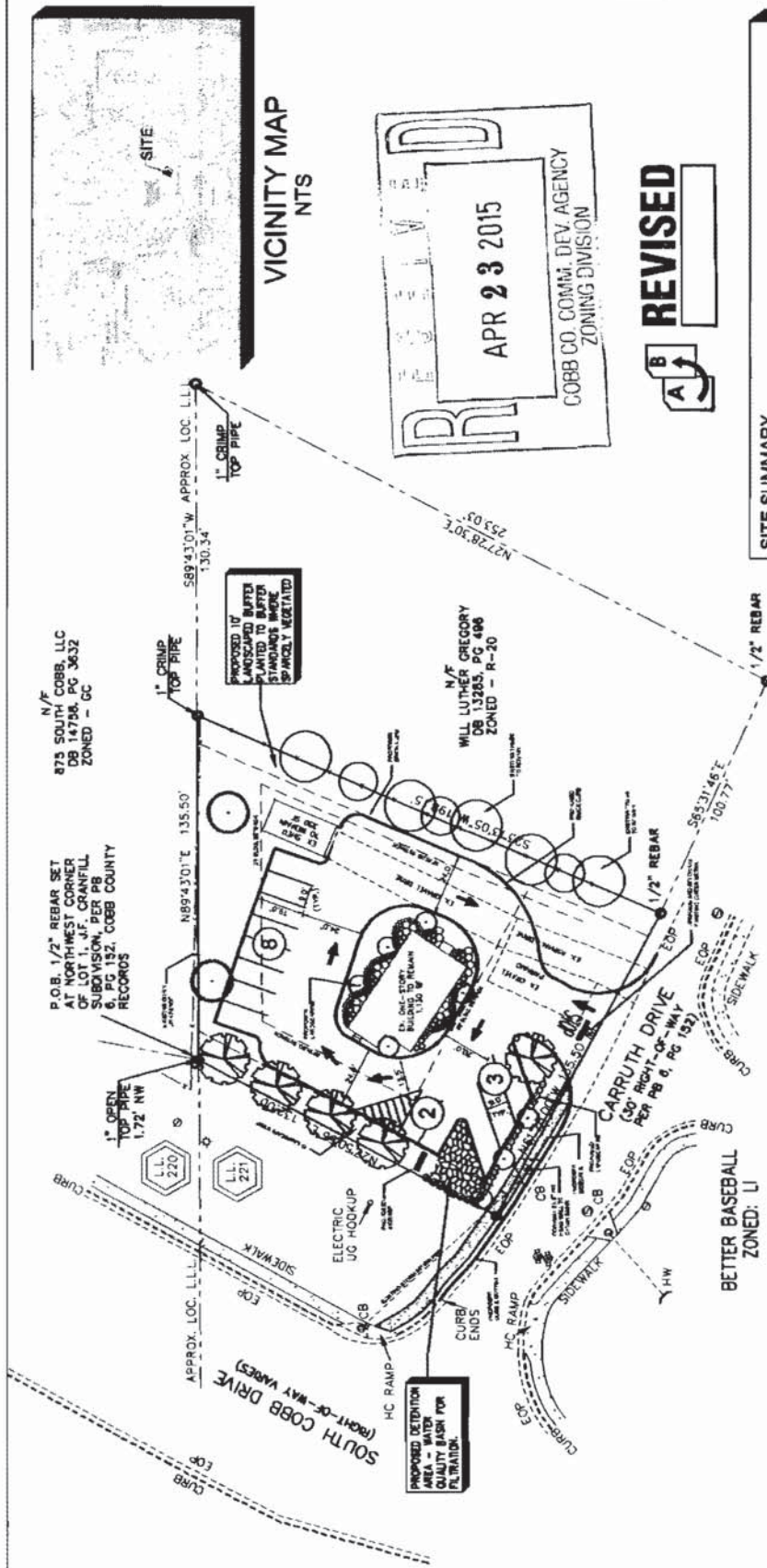


Z-50  
(2015)



# PRELIMINARY SITE PLAN

LOS ANGELES 11 - 504



NOTES:

1. BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY BOUNDARY ZONE, INC. DATED: 12-30-14
2. ACCORDING TO FIRM PANEL MAP #1306700118, NO PORTION OF THIS SITE IS WITHIN A FLOODPLAIN.
3. NO STREAMS OR WETLANDS ARE APPARENT OR KNOWN TO EXIST ON THIS SITE.
4. NO CEMETERIES OR ARCHEOLOGICAL LANDMARKS ARE APPARENT OR KNOWN TO EXIST ON THIS SITE.

## SITE SUMMARY

EXISTING ZONING: R-20  
PROPOSED ZONING: LI

TOTAL SITE AREA: 0.488 ACRE (21,253 SF)  
TOTAL BUILDING AREA: 1,130 SF + 350 SF (SHED) = 1,480 SF  
PARKING REQUIRED: 8 SPACES  
PARKING SHOWN: 13 SPACES

**PROPOSED SETBACKS:**

FRONT (CARRUTH DRIVE): 50'  
SIDE (SOUTH COBB DRIVE): 25'  
SIDE: 15'  
REAR: 25'

**REVISED**

APR 23 2015

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

VICINITY MAP  
NTS

APR 23 2015

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**APPLICANT:** Glen Robinson/Pete Bilson

**PHONE#:** (770) 419-0006 **EMAIL:** pete@bilsonassociates.com

**REPRESENTATIVE:** Pete Bilson and Glen Robinson

**PHONE#:** (770) 419-0006 **EMAIL:** pete@bilsonassociates.com

**TITLEHOLDER:** Glen Robinson Construction, LLC

**PROPERTY LOCATION:** Northeast intersection of South Cobb

Drive and Carruth Drive

(152 Carruth Drive).

**ACCESS TO PROPERTY:** Carruth Drive

**PHYSICAL CHARACTERISTICS TO SITE:** One Story Single

Family Home

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** GC/ Use Car Lot

**SOUTH:** LI/ Baseball Supply Store

**EAST:** R-20/Cranfill J F Subdivision

**WEST:** RM-12/ Lakefront Vista Apartment Homes

**PETITION NO:** Z-50

**HEARING DATE (PC):** 06-02-15

**HEARING DATE (BOC):** 06-16-15

**PRESENT ZONING:** R-20

**PROPOSED ZONING:** LI

**PROPOSED USE:** Retail Softball Supply

**SIZE OF TRACT:** 0.488 acre

**DISTRICT:** 17

**LAND LOT(S):** 221

**PARCEL(S):** 4

**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** \_\_\_\_\_

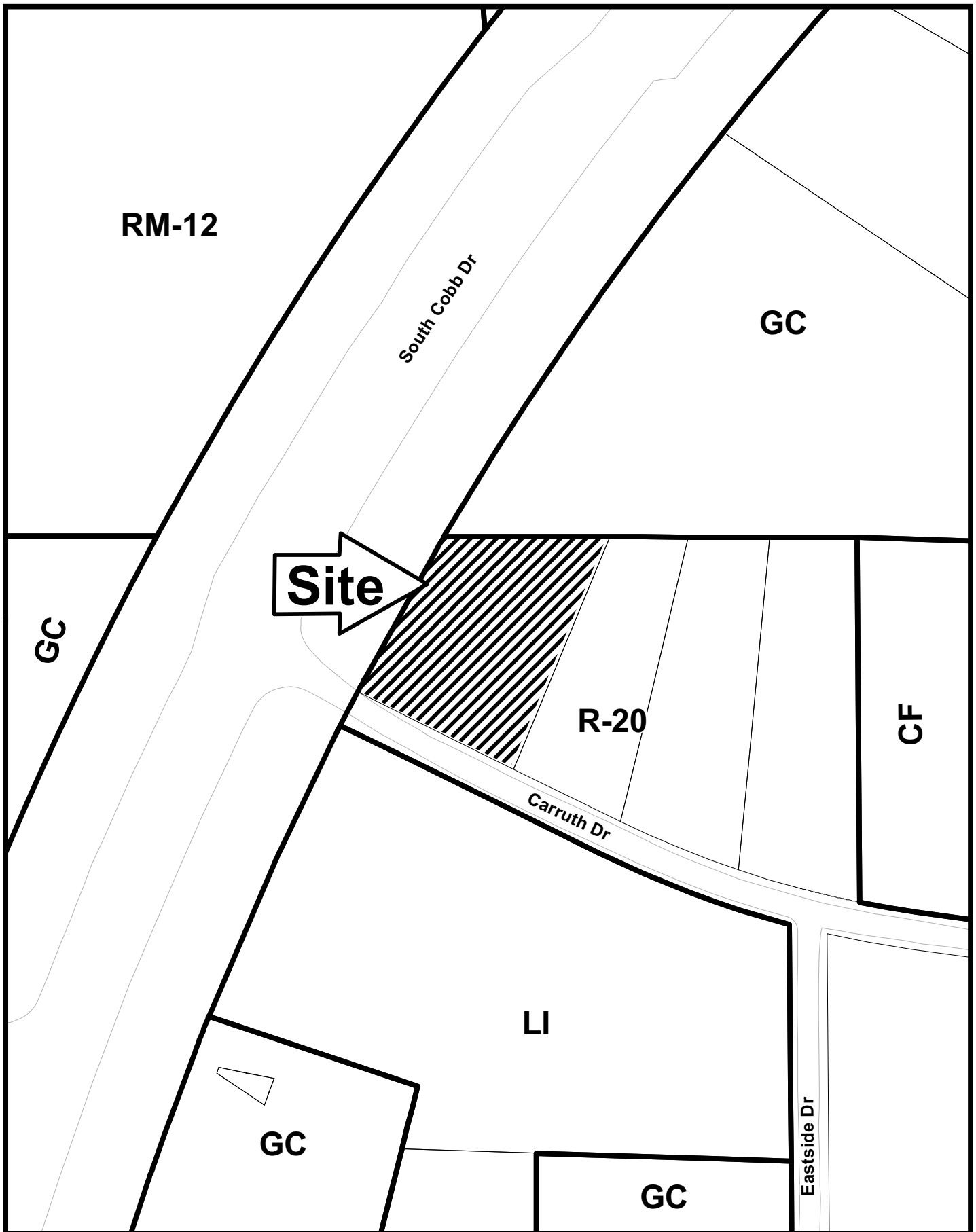
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:**



**Z-50**



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/Pete Bilson

PETITION NO.: Z-50

PRESENT ZONING: R-20

PETITION FOR: LI

\*\*\*\*\*

**ZONING COMMENTS:**

**Staff Member Responsible:** Donald Wells

**Land Use Plan Recommendation:** Industrial Compatible (IC)

**Proposed Number of Buildings:**2 **Total Square Footage of Development:** 1480

**F.A.R.:** .069 **Square Footage/Acre:** 2930

**Parking Spaces Required:** 8 **Parking Spaces Provided:** 13

The applicant is requesting rezoning to the LI zoning category to allow a retail softball supply business. The business will be similar to the Better Baseball across the street, with more of a retail component. The applicant intends to renovate the existing buildings with brick and siding to make it similar to adjacent properties. The applicant will operate Monday through Saturday 9 am to 6 pm, and Sunday 11 am to 6 pm.

- Applicant is requesting the following contemporaneous variances:
- 1. Waive Front setback (Carruth Drive) from 75 feet to 38 feet;
  - 2. Waive the minimum lot size from 40,000 square feet to 21,254 square feet.

**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:** Glen Robinson/Pete Bilson

**PETITION NO.:** Z-50

**PRESENT ZONING:** R-20

**PETITION FOR:** LI

\*\*\*\*\*

**PLANNING COMMENTS:**

The applicant is requesting a rezoning from R-20 to LI for purpose of retail softball supply. The 0.488 acre site is located on the northeast intersection of South Cobb Drive and Carruth Drive.

**Comprehensive Plan**

The parcel is within a Community Activity Center (CAC) future land use category, with R-20 zoning designation. The purpose of the Community Activity Center (CAC) is to provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores.

**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?

**Incentive Zones**

Is the property within an Opportunity Zone?     ☒ Yes     ☐ No

The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone?     ☒ Yes     ☐ No

The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program?     ☐ Yes     ☒ No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

**APPLICANT:** Glen Robinson/Pete Bilson

**PETITION NO.:** Z-50

**PRESENT ZONING:** R-20

**PETITION FOR:** LI

\*\*\*\*\*

**PLANNING COMMENTS:** (Continued)

**Special Districts**

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

☐ Yes      ☒ No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

☐ Yes      ☒ No

Is this property within the Six Flags Special Service District?

☐ Yes      ☒ No

APPLICANT Glen Robinson/Pete Bilson

PETITION NO. Z-050

PRESENT ZONING R-20

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 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:**

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: In Carruth Dr ROW

Estimated Waste Generation (in G.P.D.): A D F= 160 Peak= 400

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:

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 Robinson/Pete Bilson

PETITION NO.: Z-50

PRESENT ZONING: R-20

PETITION FOR: LI

\*\*\*\*\*

<b>STORMWATER MANAGEMENT COMMENTS</b>
---------------------------------------

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 CONDITIONS

- ☐ 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 receiving culvert under Carruth Drive.



APPLICANT: Glen Robinson/Pete Bilson

PETITION NO.: Z-50

PRESENT ZONING: R-20

PETITION FOR: LI

\*\*\*\*\*

<b>STORMWATER MANAGEMENT COMMENTS – Continued</b>
---------------------------------------------------

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. The entire site drains to the southwest to the right-of-way of Carruth Drive. There is a culvert within the right-of-way that conveys the site runoff across Carruth Drive into the existing Better Baseball Facility and the floodplain of Olley Creek.
2. The proposed detention area show on the site plan appears adequate to accommodate the water quality volume requirements of the site, but additional underground detention will likely be required to provide detention for the development. There is sufficient area available under the parking and drive lanes to accommodate the facility.

**APPLICANT: Glen Robinson/ Pete Bilson**

**PETITION NO.: Z-50**

**PRESENT ZONING: R-20**

**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
South Cobb Drive	37,600	Arterial	45 mph	Georgia DOT	100'
Carruth Drive	N/A	Local	25 mph	Cobb County	50'

*Based on 2008 traffic counting data taken by Cobb DOT (South Cobb 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.

**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 north side of Carruth Drive, a minimum of 25' from the roadway centerline.

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

Recommend curb and gutter and sidewalk along Carruth Drive frontage.

Recommend driveways align on Carruth Drive.

Recommend no access to South Cobb Drive.

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

THIS  
PAGE  
INTENTIONALLY  
LEFT  
BLANK

## **STAFF RECOMMENDATIONS**

### **Z-50 GLEN ROBINSON/PETE BILSON**

- 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 area contains a mixture of commercial and industrial uses, with some older residential nearby.
- 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 applicant proposal would be compatible with the area. Additionally, the applicant's proposal will help to clean up this property, which has not been maintained by the previous owners.
- 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 identifies this property to be Industrial Compatible (IC). The applicant's request for LI does meet the policy but the use would be prohibited for a retail use.
- 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 **DELETING** the applicant's rezoning proposal to TS. The applicant's proposal is compatible with adjacent properties. The proposal would be consistent with other commercial zonings along South Cobb Drive. The applicant will help to aesthetically upgrade the area by cleaning up the property, and introducing a new business to the area.

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

- Site plan received by the Zoning Division April 23 2015, with District Commissioner approving minor modifications;
- Building architecture to be similar to Better Baseball;
- No outdoor display of merchandise;
- County Arborist approve landscape plans along both road frontages;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations;
- 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.**

Application No. Z-50  
June  
2015

## 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): Retail - Softball supply business (Better Softball)
- b) Proposed building architecture: Existing building to be renovated with brick & siding - similar to adjacent property (Better Baseball)
- c) Proposed hours/days of operation: MON-SAT 9-6 SUN. 11-6
- d) List all requested variances: (1) Reduce 50' Buffer on EAST FE From 50' to 10' Landsc. Buffer  
(2) Reduce rear setback from 30' to 25' - ex. bldg currently in setback.  
(3) Reduce side setback from 20' to 15' - ex bldg currently in setback.  
(4) Waive reqmt for min 1.0 AC. for L.I.

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

This property is located on the perimeter of the industrial land use designation.  
The proposed use is low intensity and compatible with other surrounding properties and land uses.

### 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.

## IMPACT ANALYSIS

**RE: 152 Carruth Drive, NW  
Marietta, Georgia 30060**

**Existing Zoning: R-20**

**Proposed Zoning: LI**

1. The applicant's zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. This area of South Cobb Drive contains a mix of uses that are zoned commercial and light industrial and land uses that include automotive uses, warehouses, restaurants, and other various commercial uses.
2. The applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. This area along South Cobb Drive is primarily commercial uses. The applicant has a business on the adjacent property that has been operating for many years as a baseball supply store. He recently purchased the subject property and would like to propose another business with a similar use and upgrade the architecture to make it more compatible with other buildings in the area.
3. 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.
4. 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 Land Use Category. This property is located on the perimeter of the industrial land use category/node. This proposal provides a use that is low in intensity and scale and will ensure compatibility with surrounding properties.
5. There are existing and changing conditions affecting the use and development of the property for the proposed use which give supporting grounds for approving the applicant's rezoning proposal. The applicant's proposal is consistent with the Cobb County Comprehensive Plan. This property is located on the perimeter of the industrial land use category/node. This proposal provides a use that is low in intensity and scale and will ensure compatibility with surrounding properties. The property is located in an area that contains a wide variety of land uses. The applicant's proposal would allow for a use that is compatible with the area and may help with other redevelopment efforts along South Cobb Drive.