

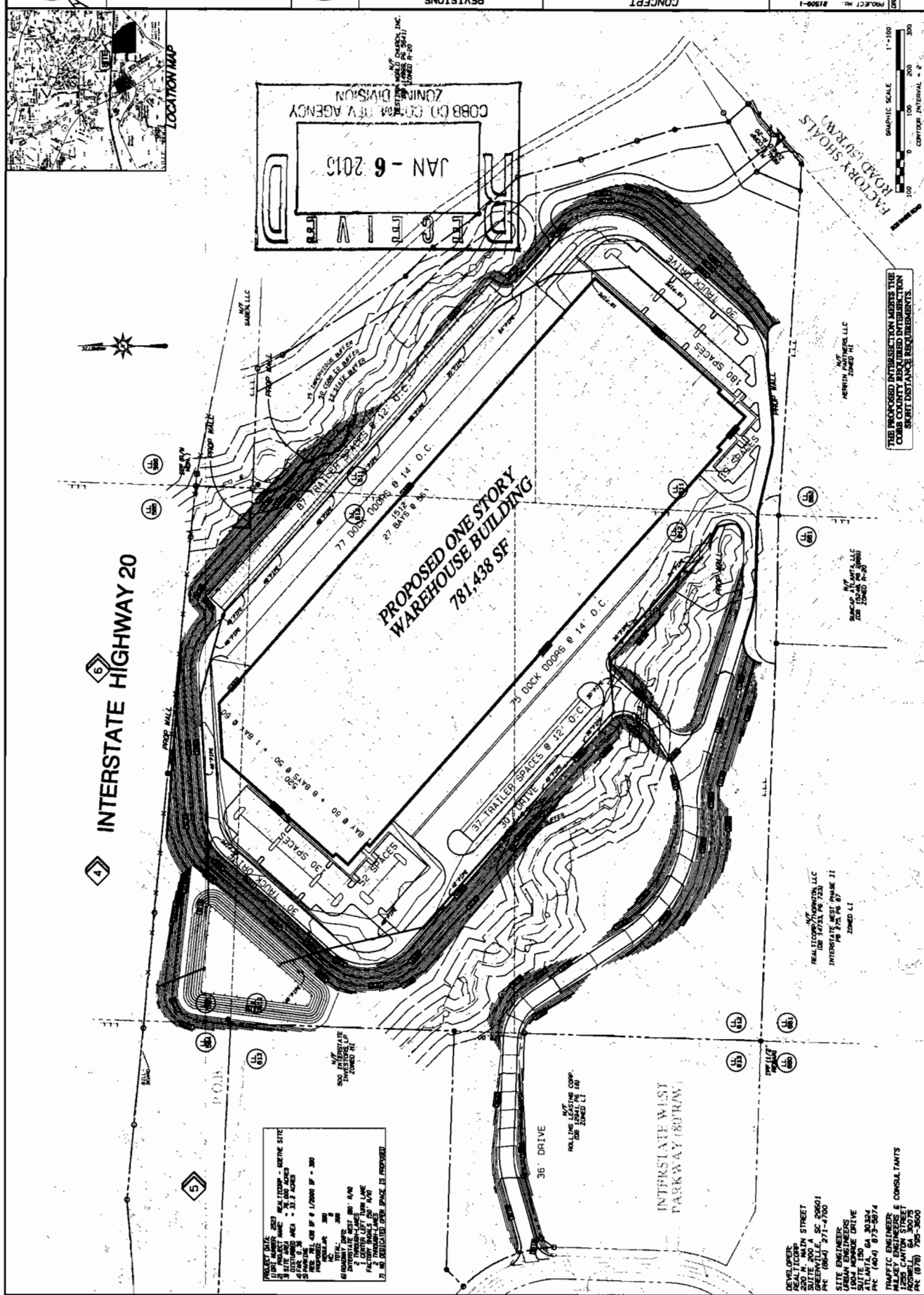
PROJECT NO.	#1508-1
LAND LOT(S)	505, 506, 610, 611, 612
DISTRICT	18th SW SECT
COUNTY	COOK
SCALE	1"=100'
DATE	10/06/14

CONCEPT
GRADING & DRAINAGE
REALTY CORPS
GORTHE TRACT

Z-19
(2016)



Urban Engineers, Inc.
1904 MONROE DRIVE, N.E., SUITE 100
ATLANTA, GEORGIA 30324
PHONE(404) 873-5874 / FAX(404) 873-5877



APPLICANT: Realti Corp
PHONE#: **EMAIL:**
REPRESENTATIVE: Daniel Wintermeyer
PHONE#: 404-873-5874 **EMAIL:** dwintermeyer@urbanengineers.net
TITLEHOLDER: John M. Stephens, executor of the estate of John W. Stephens, Jr. A/K/A John Stephens, Jane L. Wootton and Janet Goethe
PROPERTY LOCATION: Northwest side of Factory Shoals Road,
north of White Road.

ACCESS TO PROPERTY: Factory Shoals Road
PHYSICAL CHARACTERISTICS TO SITE: Wooded Undeveloped

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: LI/ Wooded Undeveloped
SOUTH: R-20/ Wooded Undeveloped
EAST: LI/ Wooded Undeveloped
WEST: LI/ Warehouse

PETITION NO: Z-19
HEARING DATE (PC): 03-01-16
HEARING DATE (BOC): 03-15-16
PRESENT ZONING: R-20
PROPOSED ZONING: LI
PROPOSED USE: Industrial Use
SIZE OF TRACT: 0.403 acre
DISTRICT: 18
LAND LOT(S): 611
PARCEL(S): 5
TAXES: PAID X **DUE**
COMMISSION DISTRICT: 4

Adjacent Future Land Use:

Northeast: Priority Industrial Area (PI)
Southeast: Priority Industrial Area (PI)
South: Priority Industrial Area (PI)
Northwest: Priority Industrial Area (PI)

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

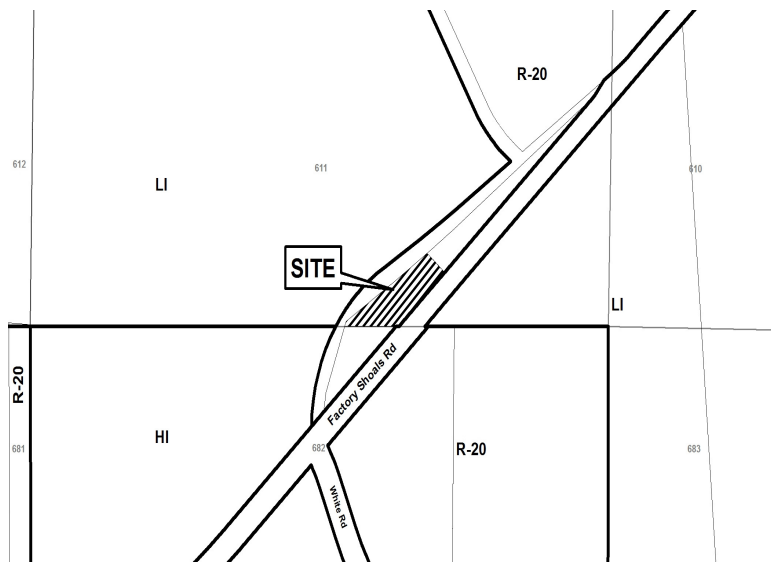
PLANNING COMMISSION RECOMMENDATION

APPROVED **MOTION BY**
REJECTED **SECONDED**
HELD **CARRIED**

BOARD OF COMMISSIONERS DECISION

APPROVED **MOTION BY**
REJECTED **SECONDED**
HELD **CARRIED**

STIPULATIONS:



Z-19

R-20

611

LI

LI

Site

Factory Shoals Rd

HI

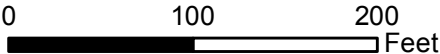
682



R-20

White Rd

LI

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



-  City Boundary
-  Zoning Boundary

APPLICANT: Realti Corp

PETITION NO.: Z-19

PRESENT ZONING: R-20

PETITION FOR: LI

ZONING COMMENTS:

Staff Member Responsible: Donald Wells

Land Use Plan Recommendation: Priority Industrial Area

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

The applicant is requesting Light Industrial (LI) zoning category to allow access to the much larger parcel north east of the subject property. The code states no nonresidential access shall cross residentially zoned property. This request will also help make the property consistent with the applicants adjoining property. The applicant does not intend to have any buildings on the subject property. The sole intent of this request is to provide access to existing light industrially zoned property.

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: Realti Corp

PETITION NO.: Z-19

PRESENT ZONING: R-20

PETITION FOR: LI

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-20 to LI for the purpose of an industrial use. The 0.403 acre site is located in the northwest side of Factory Shoals Road.

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary?

☐ Yes

☒ No

If yes, has the city of _____ been notified?

☐ Yes

☒ No / N/A

Comprehensive Plan

The parcel is within a Priority Industrial Area (PI) future land use category, with R-20 zoning designation. The purpose of the PIA is to provide protection for industrial areas that can support future job growth for industrial, manufacturing, office/ warehouse, technology, biomedical, and distribution uses. Typical uses are determined through the Priority Industrial Area and its subcategories. Allowable Zoning is determined by the Priority Industrial Area subcategories although all PIA sites encourage zoning categories that would allow for the placement of technology and biomedical development and non-polluting manufacturing centers.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

Northeast: Priority Industrial Area (PI)

Southeast: Priority Industrial Area (PI)

South: Priority Industrial Area (PI)

Northwest: Priority Industrial Area (PI)

Master Plan/Corridor Study

The property is not located within the boundary of a Plan or Corridor Study

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: Realti Corp

PETITION NO.: Z-19

PRESENT ZONING: R-20

PETITION FOR: LI

PLANNING COMMENTS: (Continued)

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>.

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

Is the property within the Dobbins Airfield Safety Zone?

☐ Yes ☒ No

If so, which particular safety zone is this property within?

☐ CZ (Clear Zone) ☐ APZ I (Accident Potential Zone I)

☐ APZ II (Accident Potential Zone II)

☐ Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT Realti Corp

PETITION NO. Z-019

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): 12" DI / E side of Factory Shoals Rd

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 as part of master development

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 Sewer also 135' east in Hartman Road Special Assessment Area (\$2,400 per acre)
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: Realti Corp

PETITION NO.: Z-19

PRESENT ZONING: R-20

PETITION FOR: LI

STORMWATER MANAGEMENT COMMENTS

Subject to addressing Plan Comments for overall site.

APPLICANT: Realti Corp

PETITION NO.: Z-19

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
Factory Shoals Road	6000	Major Collector	40 mph	Cobb County	80'

Based on 2006 traffic counting data taken by Cobb County DOT for Factory Shoals Road.

COMMENTS AND OBSERVATIONS

Factory Shoals Road is classified as a major collector and according to the available information the existing right-of-way may meet the minimum requirements for this classification.

RECOMMENDATIONS

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

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 north side of Factory Shoals Road, a minimum of 40' from the roadway centerline.

Recommend restricting the left-in movement for the Factory Shoals Road access.

Recommend a deceleration lane on Factory Shoals Road for the entrance.

STAFF RECOMMENDATIONS

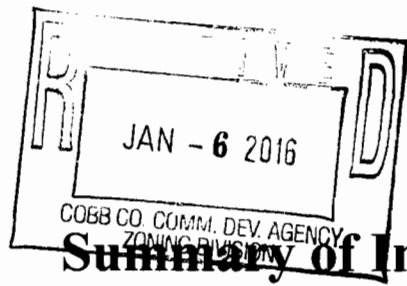
Z-19 REALTI CORP

- 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. This area includes a mix industrial uses and undeveloped wooded areas.
- 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. This proposal will be a part of an existing planned development.
- 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* which delineates this property to be within Priority Industrial Area (sub category Industrial). The applicant's proposal will be uses in conjunction with the larger planned industrial 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 approving the applicant's rezoning proposal. The proposal will make the property consistent with the applicants adjoining property and will facilitate the development of the planned use.

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

- 1. Combining this section with the adjacent larger property;
- 2. Water and Sewer Division comments and recommendations;
- 3. Stormwater Management Division comments and recommendations;
- 4. Department of Transportation comments and recommendations; and
- 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.

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-19

March
2016

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): WAREHOUSE DISTRIBUTION
- b) Proposed building architecture: CONCRETE TILT
- c) Proposed hours/days of operation: 7 days / WK 7AM to 7PM BUT NOT CONFIRMED
- d) List all requested variances: NONE

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

MASTER PLAN INCLUDED

.....
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).

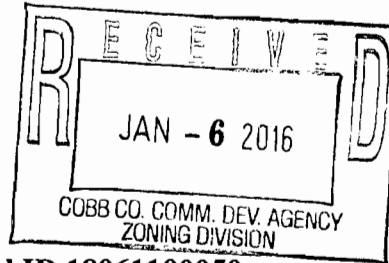
NO

1904 Monroe Drive, Suite 150 • Atlanta GA 30324 • Phone (404) 873-5874 • Fax (404) 873-5877
Nelson F. Goetz – Director and Founder

Daniel R. Wintermeyer – President
Pablo M. Garcia – Vice President

January 4, 2016

Cobb County Zoning Department
Board of Commissioners
191 Lawrence Street
3rd Floor
Marietta, Georgia 30060



Re: Rezoning Request for Parcel ID 18061100050

To Whom It May Concern:

This letter is to address certain issues pertaining to the rezoning of the above referenced property, located on Factory Shoals Road, just northeast of White Road.

- (a) *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?*

The subject property is surrounded by a mix of Industrial zoning and residential that has a special land use to allow a church, therefore the proposed zoning of light industrial is suitable.

- (b) *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property?*

No adverse effect is foreseeable for the adjacent land owners due to the modification from R-20 to Light Industrial.

- (c) *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned?*

The property is not economically feasible with the current R-20 zoning due to the mainly industrial usage surrounding the property. The proposed zoning will conform to the area.

- (d) *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

The proposed Light Industrial zoning will not adversely affect the infrastructure surrounding the project site.

- (e) *Whether the zoning proposal is in conformity with the policy and intent of the land use plan?*

The proposed zoning does conform to the land use plan.

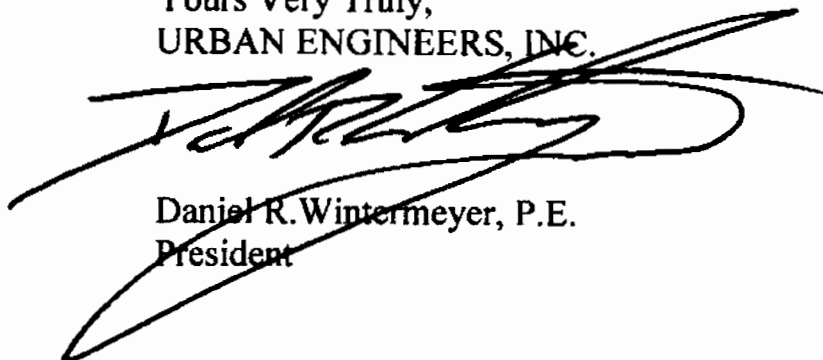
- (f) *Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal?*

The project is under proposed rezoning to allow the property owner to consolidate tracts of land to develop a warehouse distribution facility.

If you have any further questions or concerns, please do not hesitate to contact me.

Sincerely,

Yours Very Truly,
URBAN ENGINEERS, INC.

A large, stylized handwritten signature in black ink, likely belonging to Daniel R. Wintermeyer, is written over the typed name and title.

Daniel R. Wintermeyer, P.E.
President