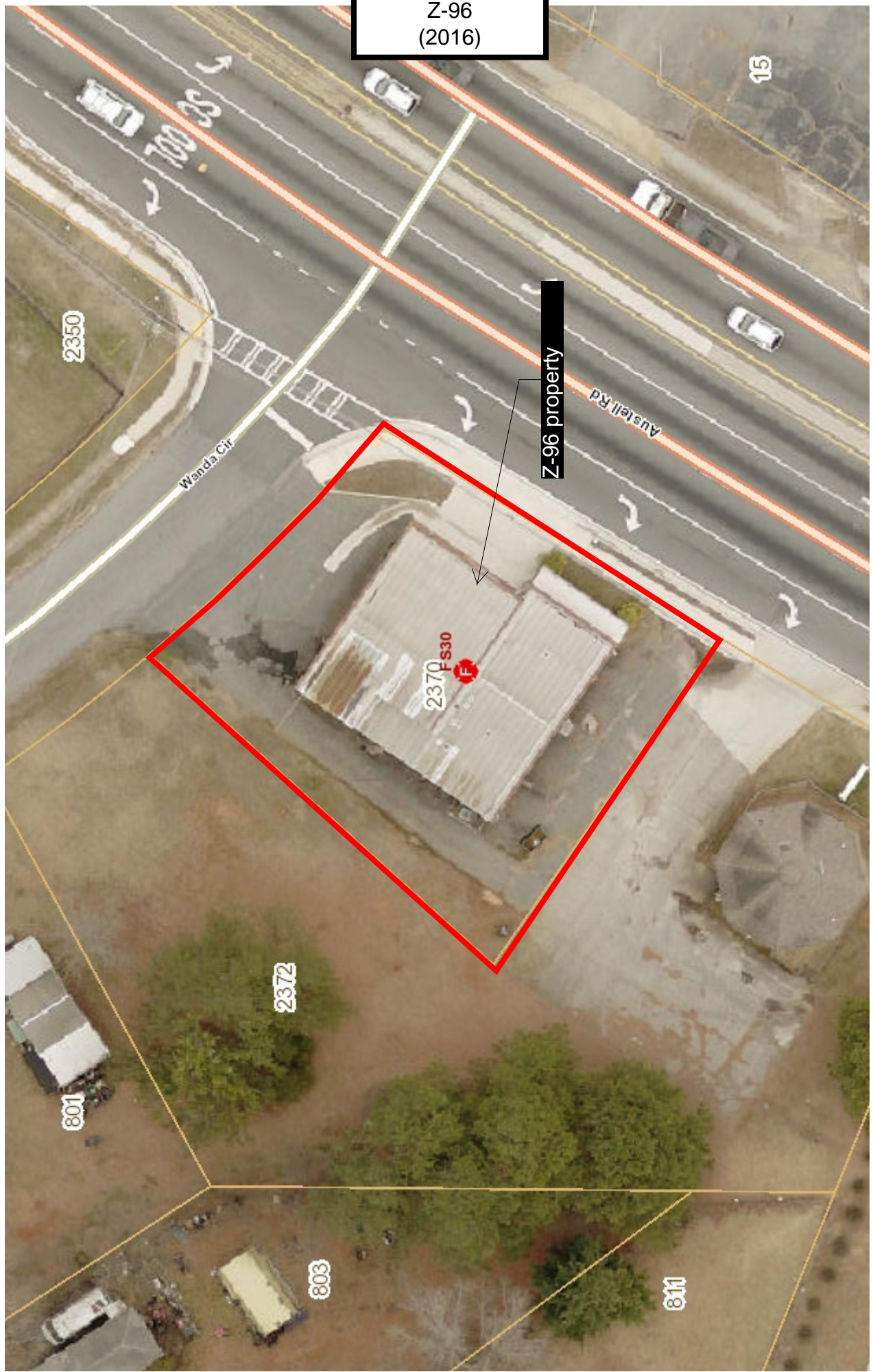




Cobb County Georgia Online Mapping



Z-96
(2016)

Z-96 property

2370 F330

2350

Wanda Cir

Austell Rd

15

801

2372

803

811

Map Notes:



1: 473

This map is a user-generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

78.9 Feet

39.44

0

78.9

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Cobb County Georgia

APPLICANT: Cobb County Board of Commissioners

PETITION NO: Z-96

PHONE#: 770-528-3300 **EMAIL:** john.pederson@cobbcounty.org

HEARING DATE (PC): 11-01-16

REPRESENTATIVE: Tim Lee

HEARING DATE (BOC): 11-15-16

PHONE#: 770-528-3300 **EMAIL:** john.pederson@cobbcounty.org

PRESENT ZONING NS

TITLEHOLDER: Cobb County Board of Commissioners

PROPOSED ZONING: NRC

PROPERTY LOCATION: Southwest intersection of Austell Road and Wanda Circle, north of Windy Hill Road (2370 Austell Road)

PROPOSED USE: Retail, office, and/ or Restaurant

ACCESS TO PROPERTY: Austell Road

SIZE OF TRACT: 0.22 acre(s)

PHYSICAL CHARACTERISTICS TO SITE: One story with brick exterior

DISTRICT: 17

LAND LOT(S): 14

PARCEL(S): _____

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** GC/ Retail Commercial
- SOUTH:** NS/ Bail Bonds Office
- EAST:** NRC/ Paved, Undeveloped
- WEST:** NS/ Single-family Residence

Adjacent Future Land Use:

- Northeast: Neighborhood Activity Center (NAC)
- Southeast: Neighborhood Activity Center (NAC)
- Southwest: Neighborhood Activity Center (NAC)
- Northwest: Neighborhood Activity Center (NAC)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

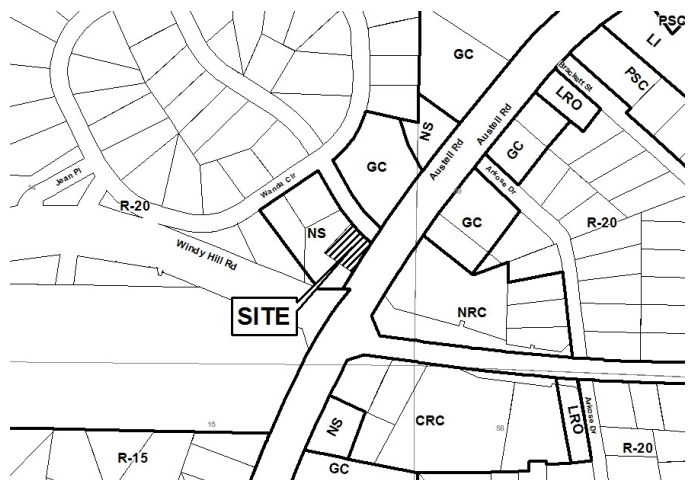
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

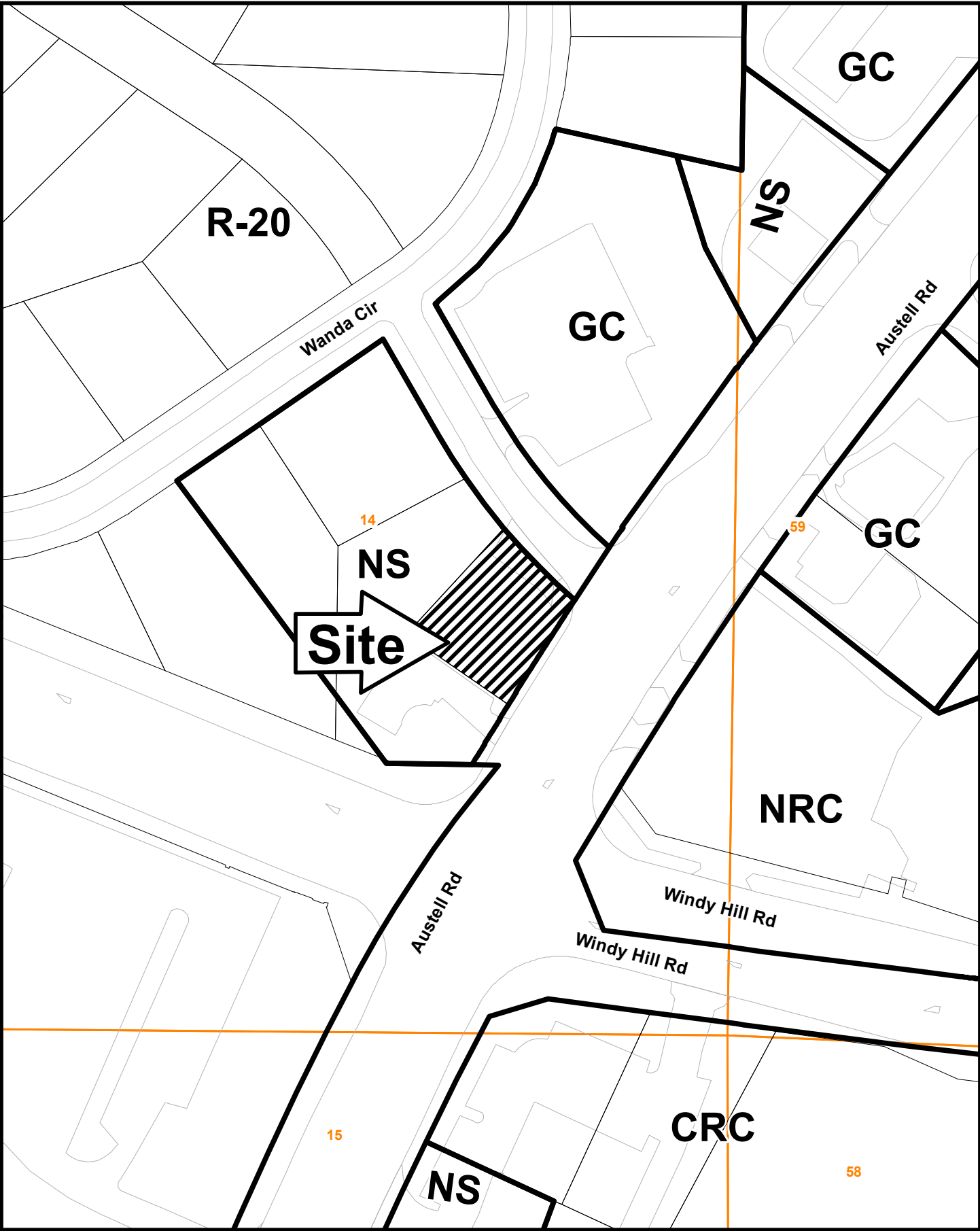
REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

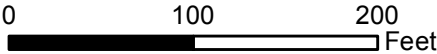
STIPULATIONS:



Z-96-2016 GIS



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



- City Boundary
- Zoning Boundary

APPLICANT: Cobb County Board of Commissioners

PETITION NO.: Z-96

PRESENT ZONING: NS

PETITION FOR: NRC

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

Land Use Plan Recommendation: Neighborhood Activity Center (NAC)

Proposed Number of Buildings: 1(existing)**Total Square Footage of Development:** 3,000

F.A.R.: 0.31 **Square Footage/Acre:** 13,636

Parking Spaces Required: 15 **Parking Spaces Provided:** 7 (estimated)

The Cobb County Board of Commissioners is rezoning the subject property (former Fire Station 30) from its current NS neighborhood shopping designation to the NRC neighborhood retail commercial designation in order to assist in the sale of the property. Due to its location within the NAC neighborhood activity center future land use category, the NS zoning would be considered to be “grandfathered.” This would require any new owner of the property to rezone prior to reutilizing the property for any new purpose. Thus, the current application seeks to remove this impediment to the property’s sale and reuse.

If approved, the property will require the following variances:

1. Waive the minimum lot size from the required 20,000 square feet to 9,583 square feet;
2. Waive the required setbacks (front, rear, major and minor sides) to their as built conditions;
3. Waive the minimum number of parking spaces from the required 15 to seven (7);
4. Waive the F.A.R. from the maximum of 0.25 for retail uses to 0.31; and
5. Waive the maximum impervious surface from 70% to 99%.

Cemetery Preservation: No comment

APPLICANT: Cobb County BOC

PETITION NO.: Z-96

FIRE COMMENTS:

NO 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: Cobb County Board of Commissioner

PETITION NO.: Z-96

PRESENT ZONING: NS

PETITION FOR: NRC

PLANNING COMMENTS:

The applicant is requesting a rezoning from NS to NRC for the purpose of retail, office, and /or restaurant. The .22 acre site is located at the southwest intersection of Austell Road and Wanda Circle, north of Windy Hill Road (2370 Austell 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 Neighborhood Activity Center (NAC) future land use category, with NS zoning designation. The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Specific Area Policy Guidelines:

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

Adjacent Future Land Use:

- Northeast: Neighborhood Activity Center (NAC)
- Southeast: Neighborhood Activity Center (NAC)
- Southwest: Neighborhood Activity Center (NAC)
- Northwest: Neighborhood Activity Center (NAC)

Master Plan/Corridor Study

The property is located within the boundary of the Austell Road 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?

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 Smyrna-Osborne 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.

APPLICANT: Cobb County Board of Commissioner

PETITION NO.: Z-96

PRESENT ZONING: NS

PETITION FOR: NRC

PLANNING COMMENTS:

CONT.

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 Cobb County BOC

PETITION NO. Z-096

PRESENT ZONING NS

PETITION FOR NRC

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 / W side of Austell Road

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.

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: Austell Rd ROW

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

Dry 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 Existing sewer customer
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: Cobb County Board of Commissioners

PETITION NO.: Z-96

PRESENT ZONING: NS

PETITION FOR: NRC

STORMWATER MANAGEMENT COMMENTS

This is an existing facility and no significant site disturbance is proposed. Subject to onsite stormwater management being provided to meet current standards upon redevelopment or substantial improvement.

APPLICANT: Cobb County Board of Commissioners

PETITION NO.: Z-96

PRESENT ZONING: NS

PETITION FOR: NRC

TRANSPORTATION COMMENTS:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Austell Road	34,500	Arterial	45 mph	Georgia DOT	100'
Wanda Circle	N/A	Local	25 mph	Cobb County	50'

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

COMMENTS AND OBSERVATIONS

Austell Road is classified as an arterial and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Wanda Circle is classified as a local and according to the available information the existing right-of-way does 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.

STAFF RECOMMENDATIONS

Z-96 COBB COUNTY BOARD OF COMMISSIONERS

- 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. Located within an established commercial area, the application to allow for the reuse of this former fire station into a commercial establishment would be fitting.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse effect on the usability of adjacent or nearby property. With a long history of non-residential usage, the property is surrounded by other properties zoned NS district and located very close to Austell Road on the lot upon which it sits. These factors will ensure that the reuse of the property will not negatively impact adjacent neighbors.
- 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*. The property is located within an area delineated as NAC future land use category. This category seeks to encourage uses that serve neighborhood residents and businesses. By the County taking action to remove the "grandfathered" status of the property by way of this application, potential commercial users of this type will be encouraged.
- 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 property is a former fire station that the County is looking to sale. Due to its current zoning of NS district, it is considered to be "grandfathered" as it is located within a NAC future land use category. By rezoning the property to a more appropriate commercial category such as the requested NRC district, it is hoped that future, compatible commercial users will be encouraged to locate to the site

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

1. Property is approved "as-built" accounting for its current situation in regards to lot size, setbacks, floor area ratio, impervious surface, and parking;
2. Future changes/additions to the property including building architecture to be approved by the District Commissioner;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Department of Transportation comments and recommendations;
7. Prohibited uses include light automotive repair, bail bonds, check cashing, business that have or sell alcoholic beverages;
8. No outdoor storage or outdoor display of merchandise; and
9. Applicant or owner to install fencing along south property and west property lines, fencing shall not be required if adjoining property owner enters into a cross access/parking easement.

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-96
Nov. 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(\$): _____
- d) List all requested variances: _____

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

- a) Proposed use(s): retail, office and/or restaurant
- b) Proposed building architecture: One story with brick exterior (existing)
- c) Proposed hours/days of operation: Normal business hours.
- d) List all requested variances: Lot size, setbacks, floor area ratio, impervious surface, and parking.

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

.....
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).

