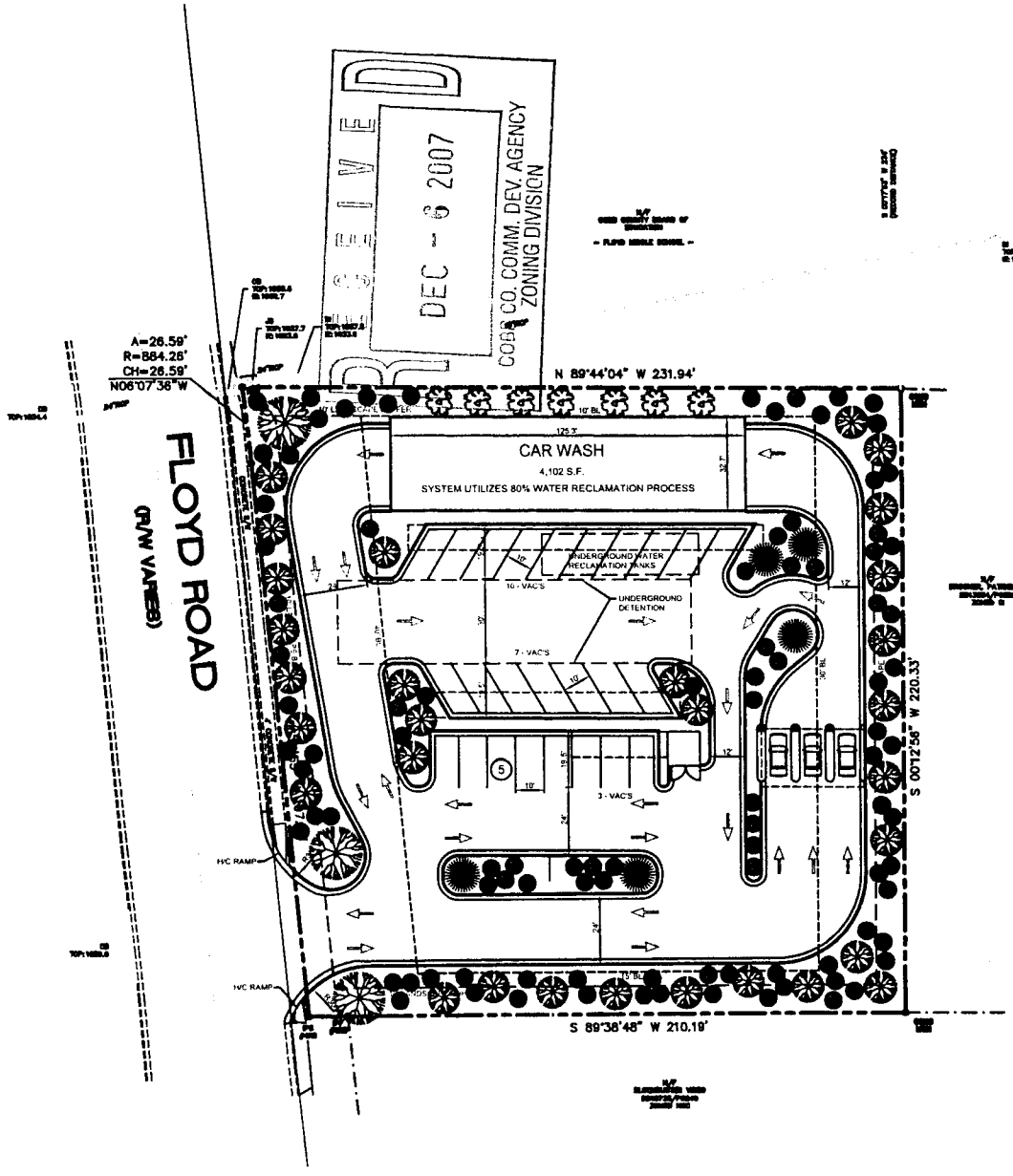
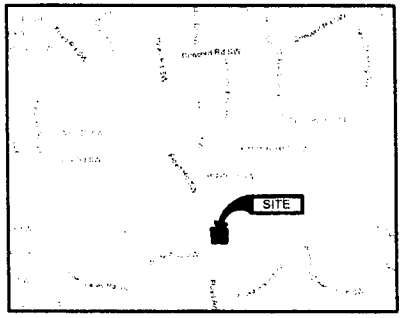
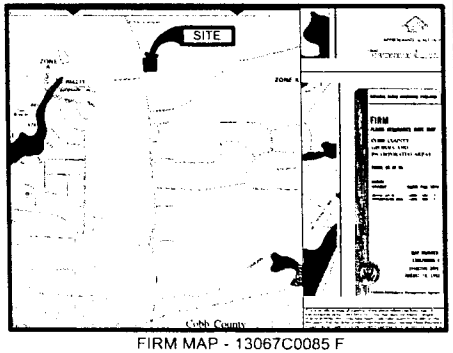




LOCATION MAP

APPROX SCALE 1" = 1000'



FIRM MAP - 13067C0085 F

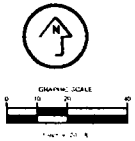
SITE DATA

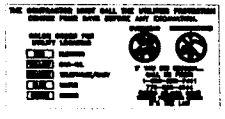
TOTAL SITE AREA 1.12 AC
BUILDING AREA AREA: 4,102 S.F.
EXISTING ZONING: NRC W/ STIPULATIONS (NEIGHBORHOOD RETAIL COMMERCIAL)
PROPOSED ZONING: NRC W/ REVISED STIPULATIONS (NEIGHBORHOOD RETAIL COMMERCIAL)
ZONING CASE #: TBD

BUILDING SETBACK INFORMATION
FRONT = 40'
NORTH SIDE = REQUESTING 10' SETBACK
SOUTH SIDE = 15'
REAR = 30'

COMMERCIAL SUMMARY
TOTAL PARKING REQUIRED: 5 (1 SPACE / 200 S.F. NET)
TOTAL PARKING PROVIDED: 5
REQUIRED QUEING: 15 (5 PER LANE)
PROVIDED QUEING: 20

GREEN SPACE PROVIDED: 34 %





Prepared By:
TerraNova Engineering, Inc.
3657 CANTON RD. - SUITE 203
Marietta, Georgia 30066
678.445.0844

Prepared For
Daniel F. Wall
2563 Haddathon Lane
Smyrna, Georgia 30082
(678) 429-7139

NRC ZONING PLAN

Z-7

Zoning Plan For
Floyd Road Car Wash
Land Lots 31 & 42, 17th District
Cobb County, Georgia

Project No.
07-099

Sheet
Z-1

APPLICANT: Daniel F. Wall
678-429-5119

REPRESENTATIVE: Sams, Larkin & Huff, LLP
James A. Balli 770-422-7016

TITLEHOLDER: Daniel F. Wall, Benny C. Durden

PROPERTY LOCATION: Located on the east side of Floyd Road, north of Nickajack Road.

ACCESS TO PROPERTY: Floyd Road

PHYSICAL CHARACTERISTICS TO SITE: Vacant lot

PETITION NO: Z-7

HEARING DATE (PC): 02-05-08

HEARING DATE (BOC): 02-19-08

PRESENT ZONING: NRC with Stipulations

PROPOSED ZONING: NRC with Stipulations

PROPOSED USE: Full Service Car Wash

SIZE OF TRACT: 1.12 acres

DISTRICT: 17

LAND LOT(S): 31, 42

PARCEL(S): 9

TAXES: PAID X **DUE** ____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:	R-20/Floyd Middle School
SOUTH:	NRC/Blockbuster
EAST:	O&I/Undeveloped
WEST:	R-20/Single-family House

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

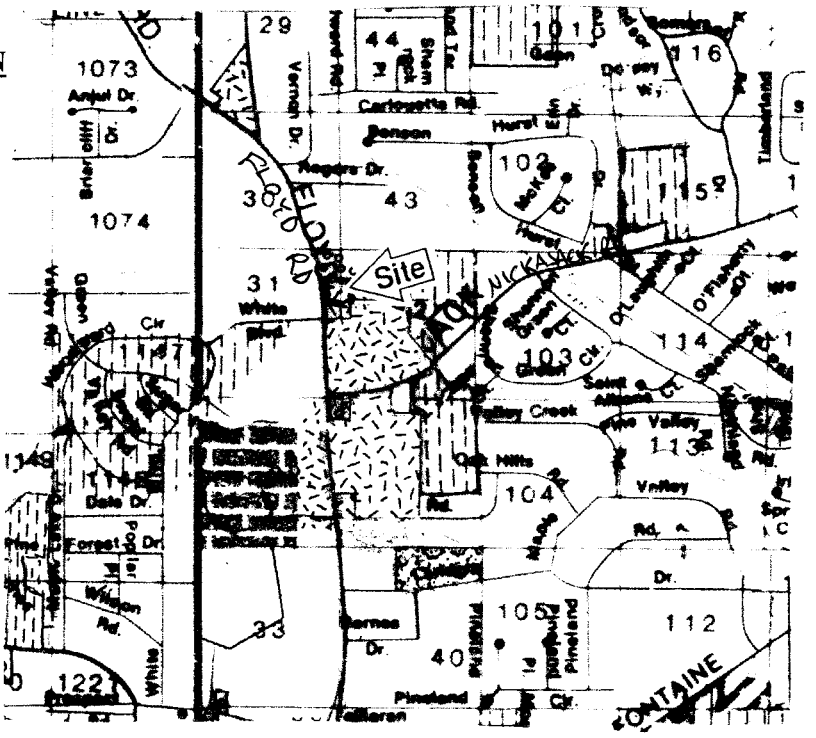
PLANNING COMMISSION RECOMMENDATION

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

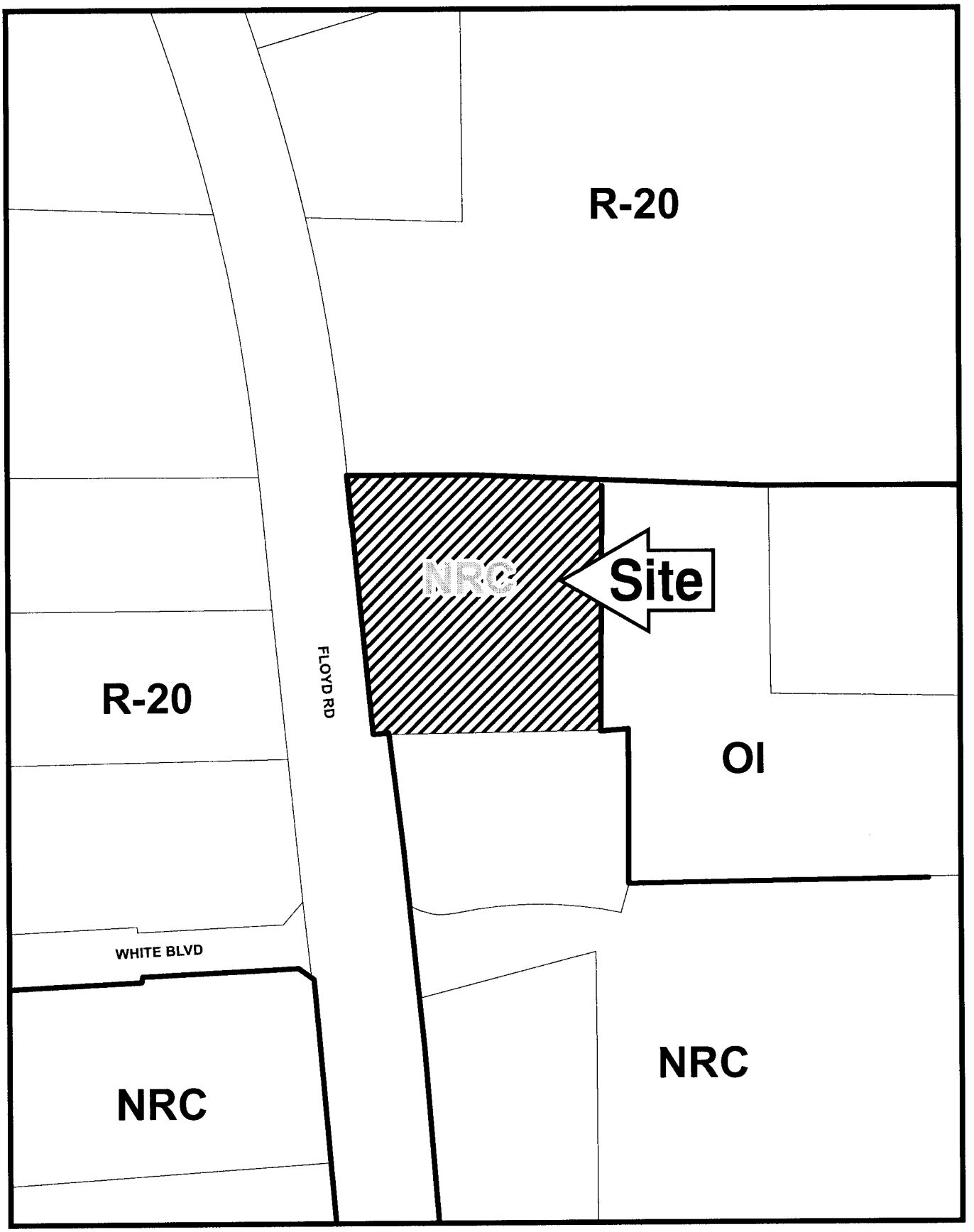
BOARD OF COMMISSIONERS DECISION

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

STIPULATIONS:



Z-7



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

50 0 50 Feet

Draft Parcel Boundary

Approximate Zoning Boundary

APPLICANT: Daniel F. Wall **PETITION NO.:** Z-7

PRESENT ZONING: NRC with stipulations **PETITION FOR:** NRC w/ Stip.

* *

PLANNING COMMENTS: **Staff Member Responsible:** John P. Pederson, AICP

Land Use Plan Recommendation: Neighborhood Activity Center

Proposed Number of Buildings: 1 **Total Square Footage of Development:** 4,102

F.A.R.: 0.08 **Square Footage/Acre:** 3,663

Parking Spaces Required: 20 **Parking Spaces Provided:** 25

The applicant is requesting the NRC zoning category to develop a carwash. The building will be one-story, with an all brick facade. The carwash will be open from 8:00 a.m. to 6:30 p.m. Monday through Saturday, and from noon to 7:00 p.m. on Sunday. All water used in the carwash will be reclaimed, recycled and reused.

The applicant is requesting a contemporaneous variance to reduce the side setback along the north property line from 15-feet to 10-feet.

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.

Cemetery Preservation: No comment.

* *

FIRE COMMENTS:

Fire Hydrant

Commercial: Fire hydrant within 500 feet of most remote part of structure.

APPLICANT Daniel F Wall **PETITION NO.** Z-007

PRESENT ZONING NRC w/stips **PETITION FOR** NRC w/stips

* *

NOTE: Comments reflect only what facilities appeared of record at the time of this review. Field verification required by developer.

WATER COMMENTS:

Available at Development?	☑ Yes	☐ No
Fire Flow Test Required?	☑ Yes	☐ No

Size / Location of Existing Water Main(s) ***12" DI / W side Nickajack Rd***

Additional Comments: Meter to be at entrance

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:

In Drainage Basin?	☑ Yes	☐ No
At Development?	☐ Yes	☑ No

Approximate Distance to Nearest Sewer: ***1200' S, S of Nickajack Rd***

Estimated Waste Generation (in G.P.D.): **A D F** 450 **Peak** 1125

Treatment Plant: **S Cobb**

Plant Capacity Available?	☑ Yes	☐ No	
Line Capacity Available?	☑ Yes	☐ No	
Projected Plant Availability:	☑ 0 - 5 year	☐ 5 - 10 years	☐ over 10 years
Dry Sewers Required?	☐ Yes	☑ No	
Off-site Easements Required?	☑ Yes*	☐ No	
Flow Test Required?	☐ Yes	☑ No	
Septic Tank Recommended by this Department?	☐ Yes	☑ No	
Subject to Health Department Approval?	☐ 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 easement(s) by the property owner(s). All easement acquisitions are the responsiblity of the Developer.

Additional Comments:

Connection to sewer required by code. Sewer also 550' SW, White Blvd, if elevations allow

Notes FYI:

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 off site easements, dedication of on and/or off site 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: **Daniel F. Wall** **PETITION NO.:** **Z-7**

PRESENT ZONING: **NRC w/ stips** **PETITION FOR:** **NRC w/ stips**

* *

DRAINAGE COMMENTS

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

DRAINAGE BASIN: **Buttermilk 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 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 system**.

APPLICANT: **Daniel F. Wall** **PETITION NO.:** **Z-7**

PRESENT ZONING: **NRC w/ stips** **PETITION FOR:** **NRC w/ stips**

* *

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 _____
- ☐ 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 site terrain is dominated by a broad ridge running north-south through the middle of the parcel. The previous residential structure has been removed and the site is approximately 50% wooded.
2. The location of the proposed underground detention facility will require that the system discharge to the existing stormwater conveyance located within the Floyd Road R/W near the southwest corner of the site. The existing system capacity is severely limited by debris within the catch basin, which must be cleared. The detention design must be based on the available downstream system capacity.
3. The existing tree stand and undergrowth provide significant air/water quality, soil stabilization and storm flow mitigation benefits for this watershed. Construction of this project will eliminate the vast majority of this vegetation and increase pavement, storm runoff and non-point source pollution. To compensate, the First Flush Water Quality Best Management Practice Requirements must be elevated to the 1.5-inch rainfall event.

APPLICANT: Daniel F. Wall **PETITION NO.:** Z-7

PRESENT ZONING: NRC with stipulations **PETITION FOR:** NRC with stipulations

* *

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
Floyd Road	35200	Arterial	40 mph	Cobb County	100'

Based on 2007 traffic counting data taken by Cobb County DOT.

COMMENTS AND OBSERVATIONS

Floyd Road is classified as an Arterial and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification.

This section of Floyd Road is identified as future Cobb DOT road improvement project.

As necessitated by this development for ingress/egress to/from Floyd Road, a minimum 150' acceleration lane and deceleration lane will be required.

Install sidewalk, curb and gutter along the road frontage.

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 east side of Floyd Road a minimum of 50' from the roadway centerline.

Recommend developer coordinate with the Cobb DOT engineering division prior to development plan approval in order to ensure compatibility with the roadway project.

Recommend an auxiliary lane along the entire road frontage.

Recommend installing sidewalk along the road frontage.

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

STAFF RECOMMENDATIONS

Z-7 DANIEL F. WALL

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 property to the south is commercially zoned for retail uses and the property to the north is a public school.

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 proposal is consistent with other commercial uses along this part of Floyd Road.

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 a Neighborhood Activity Center.

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 subject property is located within a Neighborhood Activity Center. The proposed development is located between a shopping center and a public school. The area continues to grow commercially with a variety of businesses.

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

- Site plan received by the Zoning Division on August 4, 2005;
- Fire Department comments;
- Water and Sewer comments and recommendation;
- Stormwater Management comments and recommendations;
- DOT comments and recommendations; and
- 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.