

Z-27
(2008)



MIC LIBETH

REFERENCE:
78 3400
76 2440

5624 MABLETON PARKWAY
AREA- 0.0359 ACRES



PAGE NO. 1306700285
LOCATION COBB GA
TOWN

SURVEY FOR:

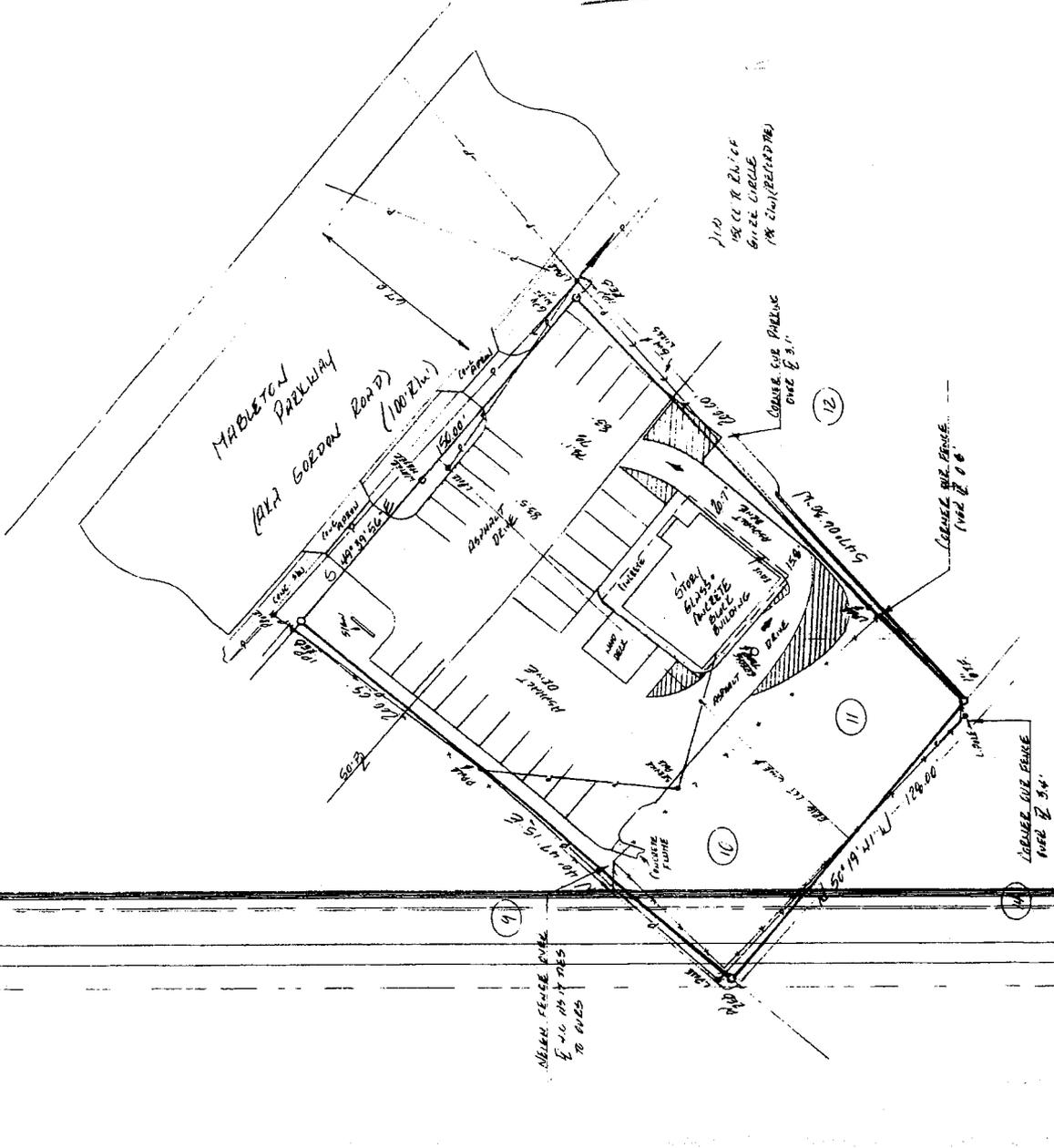
ASHUTOSH DESAI
MAHEEDIN MADHANI

LOT 12.11 BLK. UNIT	REVISIONS
TRACTS 8.1.5 OF THE G.W. SHAPE ERROR, 5/1	
LAND LOT 37	
DISTRICT 172	SECTION 27
78222	COUNTY, GEORGIA
PLAT BOOK 8	PAGE 125
DATE: 12.08.2005	SCALE: 1" = 30'
	2008 05-3

APR 3 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

I HAVE THIS DATE, EXAMINED THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED AND HAVE FOUND NO REASON TO BELIEVE THAT THE SAME IS NOT ACCURATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ACT. I HAVE ALSO CALLED UPON THE CLERK OF THE SUPERIOR COURT OF THE COUNTY IN WHICH THIS MAP OR PLAT IS FILED TO BE WITHIN ONE FOOT OF THE TRUE CORNER (S) AND TRANSIT WOOD-STEEL TAPES IN ANY CORNER THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND THE BOUNDARIES AND INTERESTS OF THE SAME AS CLAIMED BY THE PERSONS WHOSE NAMES ARE SET FORTH THEREON.

J.A. EVANS
SURVEYING CO., INC.
POWDER SPRINGS, GEORGIA
PH. 770-940-0000



HC272-9

APPLICANT: Enterprise Leasing Company of Georgia
678-260-2000

REPRESENTATIVE: Billy Giddens
678-260-2000

TITLEHOLDER: Dattu and Mahek Desai, LLC

PROPERTY LOCATION: Located on the southerly side of
Mableton Parkway, north of Glore Circle.

ACCESS TO PROPERTY: Mableton Parkway

PHYSICAL CHARACTERISTICS TO SITE: Existing
commercial building

PETITION NO: Z-27

HEARING DATE (PC): 06-03-08

HEARING DATE (BOC): 06-17-08

PRESENT ZONING: NS

PROPOSED ZONING: CRC

PROPOSED USE: Automobile Rental

SIZE OF TRACT: 0.63 acre

DISTRICT: 17

LAND LOT(S): 37

PARCEL(S): 26

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** NS/ Wachovia
- SOUTH:** NS/ Hand Car Wash, Fast Emissions, Tire Store
- EAST:** GC/ Malibu Tan, Family Dentistry, Miracle Ear
- WEST:** CF/ Vacant lot

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

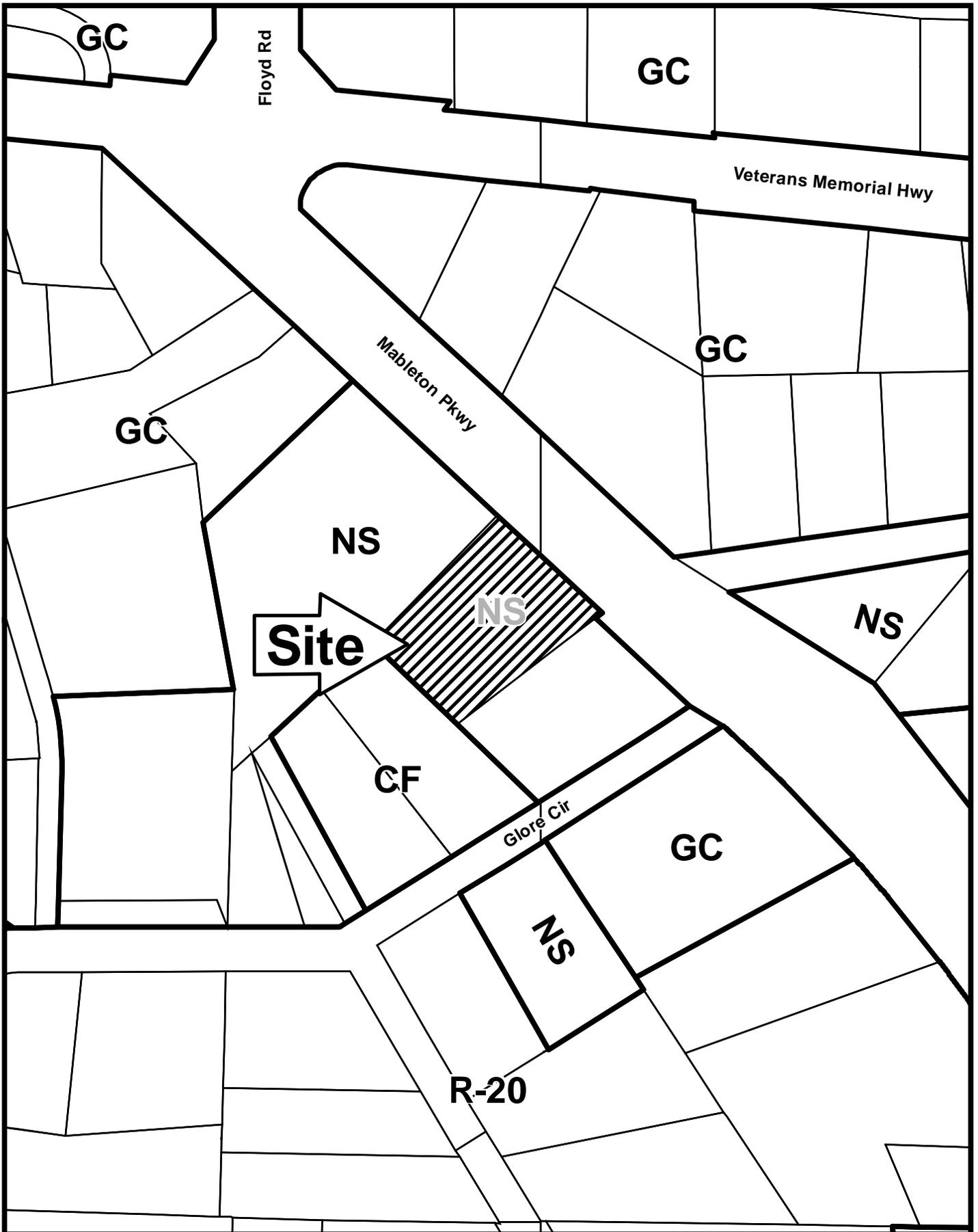
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

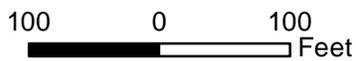
STIPULATIONS:



Z-27



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



APPLICANT: Enterprise Leasing Company of Georgia

PETITION NO.: Z-27

PRESENT ZONING: NS

PETITION FOR: CRC

PLANNING COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

Land Use Plan Recommendation: Community Activity Center

Proposed Number of Buildings: 1(existing) **Total Square Footage of Development:** 1,636

F.A.R.: 0.06 **Square Footage/Acre:** 2,596

Parking Spaces Required: 26 **Parking Spaces Provided:** 26

The applicant is requesting the CRC zoning district to operate an automobile rental business from this property. The abandoned Blimpie’s building will be remodeled, with no other improvements planned for the property. There will be four to five employees, and up to 20 rental cars. The business will be open Monday through Friday, from 7:30 a.m. to 6:00 p.m., and 9:00 a.m. to 12:00 p.m. on Saturday (closed Sundays). The applicant states there will be no car sales, no auto service, and no truck leasing on the property. The applicant has submitted a Zoning Impact Analysis, which is attached as Exhibit “A”.

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: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

FIRE COMMENTS:

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

APPLICANT Enterprise Leasing Company of Georgia

PETITION NO. Z-027

PRESENT ZONING NS

PETITION FOR CRC

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) 6" DI / S side Mableton Pkwy

Additional Comments: Records show this address currently connected

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: 30' SW

Estimated Waste Generation (in G.P.D.): **ADF** 165 **Peak** 410

Treatment Plant: South 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 responsibility of the Developer.

Additional Comments:

Records show this address currently connected

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: Enterprise Leasing Company of GA

PETITION NO.: Z-27

PRESENT ZONING: NS

PETITION FOR: CRC

DRAINAGE COMMENTS

FLOOD HAZARD: [] YES [X] 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.
[X] 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 [X] 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 [X] 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 _____.

APPLICANT: Enterprise Leasing Company of GA

PETITION NO.: Z-27

PRESENT ZONING: NS

PETITION FOR: CRC

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. This is an existing facility and no site work is proposed at this time. Any land disturbance or future site development will be required to meet the current water quality and stormwater management requirements.

APPLICANT: Enterprise Leasing Company of Georgia

PETITION NO.: Z-27

PRESENT ZONING: NS

PETITION FOR: CRC

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
Mableton Pkwy	27500	Arterial	45 mph	GDOT	100'

Based on 2006 traffic counting data taken by GDOT.

COMMENTS AND OBSERVATIONS

Mableton Parkway is classified is classified as an Arterial and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

Close the western driveway and improve the eastern driveway to accommodate traffic entering and exiting the site.

As necessitated by this development for egress from Mableton Parkway, a deceleration lane will be required.

RECOMMENDATIONS

Recommend closing the western driveway and improving the eastern driveway.

Recommend a deceleration lane.

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

STAFF RECOMMENDATIONS

Z-27 ENTERPRISE LEASING COMPANY OF GEORGIA

- 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 is commercial in nature with all types of commercial development.

- 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 adjacent properties.

- 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 Community 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 applicant's proposal is in accordance with the *Cobb County Comprehensive Plan*. The applicant's proposal would be consistent with, and compatible to other commercial development in the area. There are many automobile related businesses in the area that do not have stipulations regarding aesthetics and use; the applicant request is an opportunity to make a positive impact on the area through stipulations on the property.

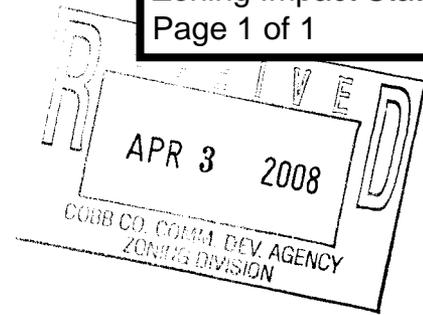
Based on the above analysis, Staff recommends APPROVAL subject to the following conditions:

- Site plan received by the Zoning Division April 3, 2008, with the District Commissioner approving minor modifications;
- Automobile rental only;
- No outdoor storage, except for rental cars;
- Fire Department comments;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations; and
- 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.



585 Molly Lane
Woodstock, GA 30189
678-260-2000
enterprise.com



IMPACT ANALYSIS

- (a) The use is suitable based on the businesses of the adjacent and nearby property. The adjacent properties are an automobile repair center and a bank. Our retail facility would be a great buffer between the two locations. There are four body shops, three insurance agencies, six service repair shops and seven major corporate accounts within 3 miles of the property and those locations utilize Enterprise Rent-A-Car for their customers' needs. That does not include the additional corporate businesses and retail customers who rent from Enterprise Rent-A-Car.
- (b) The zoning proposal will not adversely affect the existing use based on the businesses in the immediate area, as noted in (a) the property would act as a buffer between the properties on either side.
- (c) The property has a reasonable economic use, but the owner of the Blimpies is relocating which will leave the building vacant. The landlord has agreed to enter into a lease with Enterprise Rent-A-Car, therefore, we are requesting the rezoning based on the current zoning requirements.
- (d) The proposal will not result in or cause excessive or burdensome use of Mableton Parkway. Since the current establishment is a "fast food" establishment, there may be a slight reduction in the number of vehicles on the existing street. Enterprise Rent-A-Car utilities are typically the same as residential usage. Transportation facilities and schools will not be impacted.
- (e) Based on the current businesses the proposal does conform to the policy and intent of the land use plan.
- (f) The proposal would benefit the area based on the current landscape of businesses, growth of the area and need for our services in that area. Enterprise intends to invest in improvements to the building and existing grounds.