

Staff Comments

Staff comments are submitted for the zoning book in week five. The following pages contain staff comments from zoning cases Z-2, Z-4 and Z-8 of 2013. Every zoning case is different and every zoning case will have different staff comments because every property has unique characteristics, such as shape, size, location, natural features, topography, access, etc.

Zoning case Z-2
of 2013 staff
comments

APPLICANT: Garrison Ridge Shopping Center Marietta, GA, L.P.

PETITION NO.: Z-2

PRESENT ZONING: NRC

PETITION FOR: CRC

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Community Activity Center (CAC)

Proposed Number of Buildings: 1(Existing) **Total Square Footage of Development:** 18,389

F.A.R.: 0.16 **Square Footage/Acre:** 7,056.40

Parking Spaces Required: 92 **Parking Spaces Provided:** 124

Applicant is requesting the Community Retail Commercial (CRC) zoning category in order to use the northern space of an existing retail center for the purpose of a car rental business. The hours of operation will be Monday through Friday from 7:30 a.m. to 6 p.m., and on Saturdays from 9 a.m. to 12 p.m., with no operations on Sunday. The applicant anticipates that there will be two to three employees at the office during regular business hours. The operation will not include car washing or any type of vehicle maintenance, except light vacuuming at this location. No commercial trucks and/or equipment will be available for rent. The car fleet will include no more than 15 passenger cars and minivans to serve their customers. The applicant has indicated that up to 15 vehicles would be parked directly in front of the office in existing parking spaces when they are not in use by customers. The applicant is not proposing any changes to the exterior of the existing structure.

Historic Preservation:

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: Garrison Ridge Shopping Center Marietta, GA, L.P.

PETITION NO.: Z-2

PRESENT ZONING: NRC

PETITION FOR: CRC

PLANNING COMMENTS:

The applicant is requesting a rezoning from NRC to CRC for purposes of a car rental office. The 2.60 acre site is located on the northeast intersection of Dallas Highway and Garrison Commons.

Comprehensive Plan

The parcel is within a Community Activity Center (CAC) future land use category, with a NRC zoning designation. The purpose of the CAC category is 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

Please review and meet all requirements in the Dallas Highway 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 Dallas Highway
- Does the current site plan comply with the design requirements?
- The applicant only requests for the zoning category change, and does not propose any changes to the exterior of the existing structure; therefore, this zoning application will have no impact on the streetscape and building environment. No guidelines requirements will be applied on it, no action required.

APPLICANT Garrison Ridge Shopping Center Marietta, GA L.P.

PETITION NO. Z-002

PRESENT ZONING NRC

PETITION FOR CRC

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 N / side of Dallas Highway**

Additional Comments: Existing water customer - master metered shopping center

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**

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

Drv 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: Garrison Ridge Shopping Center

PETITION NO.: Z-2

PRESENT ZONING: NRC

PETITION FOR: CRC

STORMWATER MANAGEMENT COMMENTS

No comments.

APPLICANT: Garrison Ridge Shopping Center Marietta, GA, L.P. PETITION NO.: Z-2

PRESENT ZONING: NRC 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
Dallas Highway	44,650	Arterial	55 mph	Georgia DOT	100'
Garrison Commons	N/A	Local	25 mph	Cobb County	50'

Based on 2008 traffic counting data taken by Georgia DOT (Dallas Highway)

COMMENTS AND OBSERVATIONS

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

Garrison Commons 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 no advertising on the right-of-way.

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

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

Zoning case Z-4
of 2013 staff
comments

APPLICANT: Traton Homes, LLC

PETITION NO.: Z-4

PRESENT ZONING: R-30

PETITION FOR: R-20

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Low Density Residential (1-2.5 units per acre)

Proposed Number of Units: 84 **Overall Density:** 1.6 **Units/Acre**

Present Zoning Would Allow: 57 **Units** **Increase of:** 27 **Units/Lots**

Applicant is requesting the R-20 zoning category for the development of an 84-lot single-family subdivision. The proposed houses will range in size from 2,000 square feet to 3,000 square feet and greater. The style of the houses will be traditional having hard surface exteriors with a mixture of architectural elevations and materials. Houses in the proposed development will range in price from the \$300,000s to \$400,000s.

Cemetery Preservation: The Cobb Cemetery Preservation Ordinance and the County Development Standards for Cemeteries call for:

- A. Prepare a site plan identifying the full boundaries with a metes and bounds description
- B. Provide a fifty (50) foot undisturbed natural buffer from the common property line; or a fifty (50) foot undisturbed natural buffer around the perimeter of the outermost burials of the cemetery; whichever provides the greatest protection for the cemetery. The outermost burials to be determined by a professional archaeologist (Cobb County Code 26-29 Section C). the archeology survey will locate all grave shafts and define the boundary. Member(s) of Cemetery Preservation Commission must be present during archaeology survey.
- Lots adjacent to the fifty (56) foot undisturbed natural buffer shall have setbacks in addition to the buffer. The fifty (50) foot undisturbed natural buffer shall be recorded as a conservation easement with the Cemetery Preservation Commission having third party right of enforcement.
- C. Provide and install a permanent six (6) foot chain link fence with gate on the outer perimeter of the cemetery property line. Fence must be 9 gauge with top and bottom rails and fence posts must be set in concrete. Fence may be upgraded to vinyl coated chain link and/or wrought iron.
- D. Provide and install an orange protective fence on the outer perimeter of the fifty (50) foot undisturbed natural buffer before beginning construction. The protective fence to be maintained in good repair throughout the development phase of the project. At completion of the project, the orange protective fence shall be removed from the premises.
- E. Permanent signs stating CEMETERY PRESERVATION BUFFER - DO NOT DISTURB shall be erected at fifty (50) foot intervals along the outer perimeter of the fifty (50) foot undisturbed natural cemetery preservation buffer.
- F. Compliance with all State and local laws and ordinances.
- G. All Cemetery Preservation requirements must be Site Plan specific.

APPLICANT: Traton Homes, LLC

PETITION NO.: Z-4

PRESENT ZONING: R-30

PETITION FOR: R-20

PLANNING COMMENTS:

The applicant is requesting a rezoning from R-30 to R-20 for single-family residential use. The 52.49 acre site is located on the easterly side of Mars Hill Church Road, northeasterly of the intersection of Giles Road and Mars Hill Church Road.

Comprehensive Plan

The parcel is within a Low Density Residential (LDR) future land use category, with R-30 zoning designation. The purpose of the Low Density Residential (**LDR**) category is to provide for areas that are suitable for low density housing between one (1) and two and one-half (2.5) dwelling units per acre. This category presents a range of densities.

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?

APPLICANT: Traton Homes, LLC

PETITION NO.: Z-4

PRESENT ZONING: R-30

PETITION FOR: R-20

SCHOOL COMMENTS:

Name of School	Enrollment	Capacity Status	Number of Portable Classrooms
Elementary			
Middle			
High			

Additional Comments:

FIRE COMMENTS:

HYDRANT: Show fire hydrants arranged to have a hydrant available for the distribution of hose to any portion of any building on premises at distances not exceeding 500 feet (driving distance). Hydrants shall be at least 40 feet from the building (steamer connection facing street) (NFPA 24-7.2.3). Fire hydrants shall be spaced not more than 500 feet apart. Hydrants shall not be connected to water lines on the positive side (discharge side) of a fire pump. Minimum 8” supply lines to all hydrants.

GUEST PARKING: When projects contemplate less than 20 foot separation between units, guest parking shall be provided or the streets shall be labeled as a fire lane.

APPLICANT Traton Homes, LLC

PETITION NO. Z-004

PRESENT ZONING R-30

PETITION FOR R-20

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): **6" AC / E side of Mars Hill Church rd**

Additional Comments: Secondary water feed will be required at Plan Review

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 along eastern property line**

Estimated Waste Generation (in G.P.D.): **A D F 13440 Peak= 33600**

Treatment Plant: **Northwest**

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

Projected Plant Availability: 0 - 5 years 5 - 10 years over 10 years

Drv 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: Development Standards require sewer extension to uppermost property line

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: Traton Homes, LLC

PETITION NO.: Z-4

PRESENT ZONING: R-30

PETITION FOR: R-20

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Tributary to Butler 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: within and adjacent to onsite streams and stream buffer

- 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

APPLICANT: Traton Homes, LLC

PETITION NO.: Z-4

PRESENT ZONING: R-30

PETITION FOR: R-20

STORMWATER MANAGEMENT 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. Proposed detention ponds are located adjacent to existing single-family residential parcels. Adequate screening must be provided to visually screen ponds from adjacent residents in KingsGate and Whitney Station Subdivisions.
2. Adequate swale and associated drainage easement must be provided along rear of lots abutting Whitney Station Subdivision to direct any offsite runoff to existing platted drainage easement(s) within Whitney Station.

APPLICANT: Traton Homes LLC

PETITION NO.: Z-4

PRESENT ZONING: R-30

PETITION FOR: R-20

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
Mars Hill Church Road	4000	Minor Collector	35 mph	Cobb County	60'

Based on 2007 traffic counting data taken by Cobb DOT (Mars Hill Church Road)

COMMENTS AND OBSERVATIONS

Mars Hill Church Road is classified as a minor collector 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 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 east side of Mars Hill Church Road, a minimum of 30' from the roadway centerline.

Recommend curb, gutter, and sidewalk for the Mars Hill Church Road frontage.

Recommend curb and gutter along both sides and sidewalk along one side of proposed development roadways.

Recommend a deceleration lane and left turn lane on Mars Hill Church Road for the entrance.

Recommend removing and closing driveway apron along Mars Hill Church Road frontage that development renders unnecessary.

Recommend applicant verify that minimum intersection sight distance is available for Mars Hill Church Road access and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement of 390 feet.

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

Zoning case Z-8
of 2013 staff
comments

APPLICANT: JRD Real Estate V, LLC

PETITION NO.: Z-8

PRESENT ZONING: GC, TS

PETITION FOR: LI

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Community Activity Center (CAC)

Proposed Number of Buildings: 1 **Total Square Footage of Development:** 56,633

F.A.R.: 0.165 **Square Footage/Acre:** 7,205

Parking Spaces Required: 189 **Parking Spaces Provided:** 150

Applicant is requesting the Light Industrial category in order to develop the property for a restaurant and equipment food supply wholesaler business that is open only to members of the trade. The hours of operation will be Monday through Friday from 7 a.m. until 6 p.m.; Saturday from 7 a.m. until 4 p.m.; and Sunday from 9 a.m. until 3 p.m. The proposed building will consist of architectural tilt wall, similar to the rendering attached to this analysis. The proposed user is a national wholesale distributor of restaurant equipment and food supply products and has approximately 100 locations nationwide and two other locations in the metro Atlanta area.

Applicant is requesting the following simultaneous variances, as reflected on the revised site plan:

1. Waive the front setback along White Circle to 35' from the required 50';
2. Waive the required 50-foot landscape buffer abutting the undeveloped RM-12 property to the north; and
3. Waive the required number of parking spaces from 189 to 150.

Historic Preservation:

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:

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: JRD Real Estate V, LLC

PETITION NO.: Z-8

PRESENT ZONING: GC, TS

PETITION FOR: LI

PLANNING COMMENTS:

The applicant is requesting a rezoning from GC and TS to LI for purposes of wholesale restaurant equipment and food sale supplier use. The 7.9 acre site is located on the northeasterly intersection of White Circle and Cobb Parkway.

Comprehensive Plan

The parcel is within a Community Activity Center (CAC) future land use category, with GC and TS zoning designations. The purpose of the CAC category is 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, it is determined that the project area is in the immediate vicinity of documented Civil War trenches.

A cultural resource study for the project area was requested by staff during a previous site plan review. A study dated April 9, 2007 was submitted to staff on June 22, 2007. Civil War features (as defined and identified by the cultural resource study) do exist immediately to the north of the project area, near the north property line. Staff recommends that the applicant retain an undisturbed 100-foot buffer, requested during previous site plan reviews, surrounding these features and erect permanent fencing (either iron or wood) at the buffer boundaries. A buffer is required to protect these significant and intact Civil War earthworks during development of the project area. The area around the buffer also needs to be stabilized.

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 JRD Real Estate V, LLC

PETITION NO. Z-008

PRESENT ZONING GC, TS

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" AC / S side of White Circle**

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: **240' E in White Circle ROW**

Estimated Waste Generation (in G.P.D.): **ADF 2272 Peak= 5680**

Treatment Plant: **Noonday**

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

Projected Plant Availability: 0 - 5 years 5 - 10 years over 10 years

Drv 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: JRD Real Estate V, LLC

PETITION NO.: Z-8

PRESENT ZONING: GC, TS

PETITION FOR: LI

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Noonday Creek Trib #4 (S), Trib #6(N) 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 receiving systems.

APPLICANT: JRD Real Estate V, LLC

PETITION NO.: Z-8

PRESENT ZONING: GC, TS

PETITION FOR: LI

STORMWATER MANAGEMENT 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. Primary stormwater management facility will likely be located near southwest corner of site. Discharge from the facility must be tied directly into the existing system located in the adjacent R/W. Any bypass site discharge to the northeast into the White Circle R/W ditch must be limited to the capacity of the existing channel or improvements made to accommodate the design flow. Site discharge to the north must be limited due to the existing steep slopes exiting the site.

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
Cobb Parkway	42,600	Arterial	55 mph	Georgia DOT	100'
White Circle	400	Minor Collector	30 mph	Cobb County	60'

*Based on 2008 traffic counting data taken by Cobb DOT (Cobb Parkway)
Based on 2009 traffic counting data taken by Cobb DOT (White Circle)*

COMMENTS AND OBSERVATIONS

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

White Circle is classified as a minor collector and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

RECOMMENDATIONS

Recommend curb, gutter, and sidewalk for all road frontages.

Recommend a deceleration lane on Cobb Parkway for the entrance.

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

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