



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-57-2024

SITE BACKGROUND

Applicant	Cameron LR Development, LLC
Phone	
Email	
Representative Contact	Adam J. Rozen
Phone	770-427-7004
Email	ajrozen@rozenandrozen.com
Titleholder	ANNABEK, LLC
Property Location	Located on the northwest corner of Hartman Road and Lake Careca Road
Address	
Access to Property	Lake Careca Road

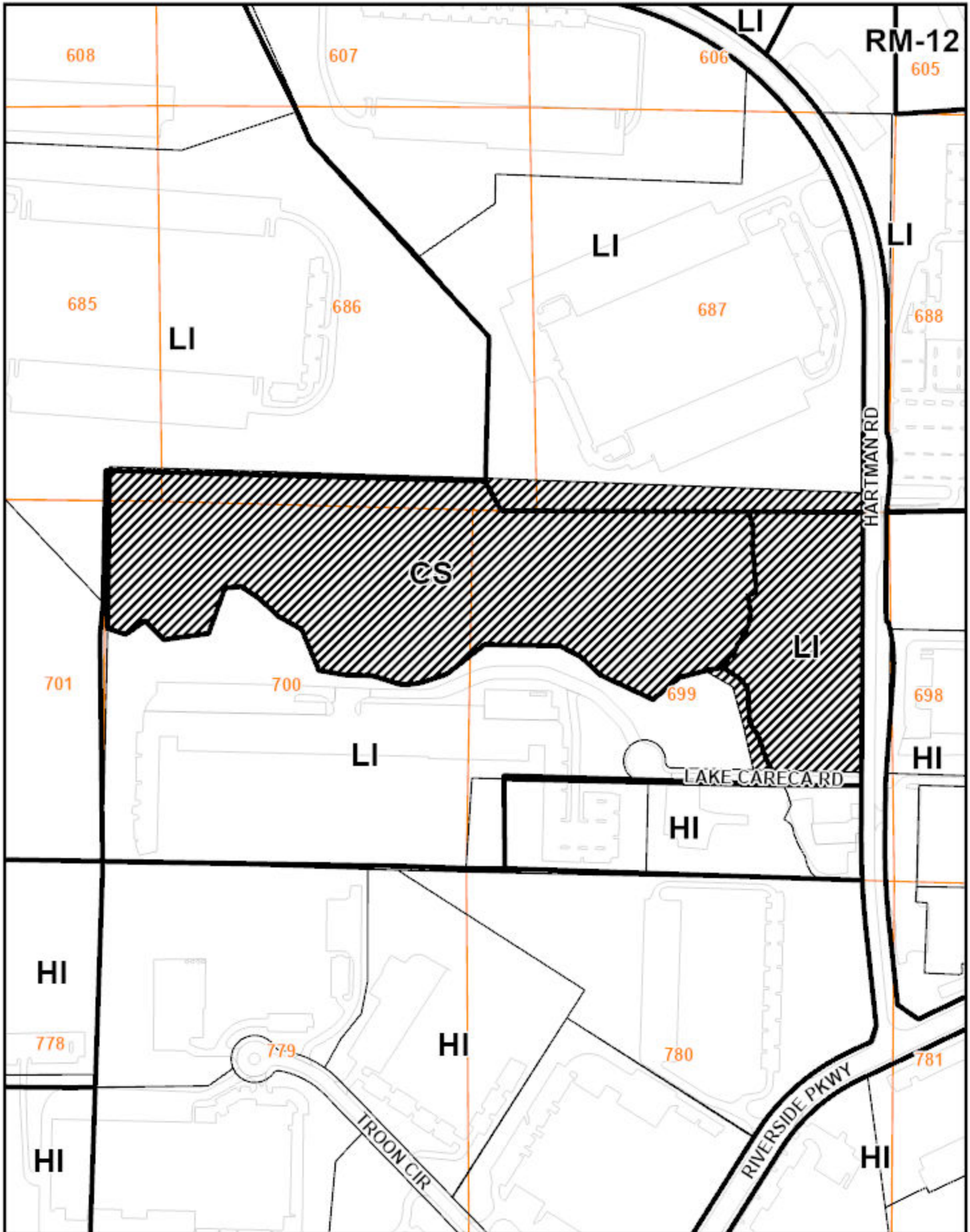
QUICK FACTS

Commission District	4 - Sheffield
Current Zoning	CS, LI
Current Use of Property	Undeveloped
Proposed Zoning	LI
Proposed Use	Warehouse
Future Land Use	PIA-ic
Site Acreage	38.19
District	18
Land Lot	686, 687, 699, 700
Parcel #	18069900010
Taxes Paid	Yes

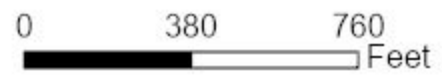
FINAL ZONING STAFF RECOMMENDATIONS

[Click here to enter text.](#)

Z-57 2024 Map



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-  Zoning Boundary
-  City Boundary



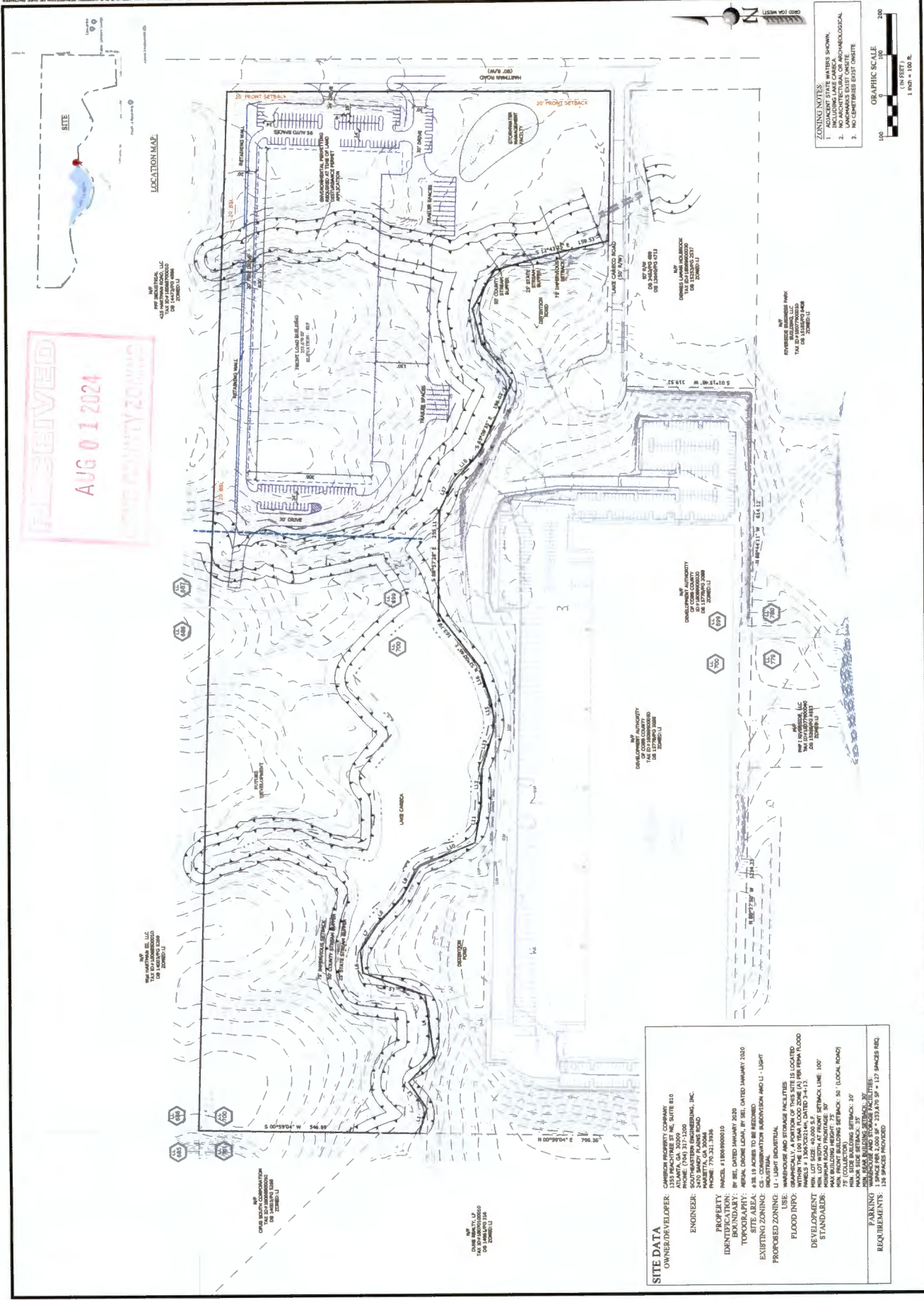
No.	ISSUED DESCRIPTION	DATE
1		
2		
3		
4		

1355 PEACHTREE ST NE
SUITE 810
ATLANTA, GA 30309
CAMERON PROPERTY COMPANY
PROJECT NO. 2023-01-001
74 HOUR CONTACT INFORMATION

REZONING SITE PLAN
HARTMAN ROAD/CAROLINA ST
COBI COUNTY, GEORGIA



REVIEW
Project No. 147-24-088
Designed By: BMB
Date: 08/01/24



RECEIVED
AUG 01 2024
COCONINO COUNTY ZONING

SITE DATA
OWNER/DEVELOPER: CAMERON PROPERTY COMPANY
1355 PEACHTREE ST NE, SUITE 810
ATLANTA, GA 30309
PHONE: (770) 377-1500
ENGINEER: SOUTHERN ENGINEERING, INC.
1100 W. WASHINGTON AVE
MARIETTA, GA 30067
PHONE: (770) 588-0010
PROPERTY: 4.3819 ACRES
IDENTIFICATION: 13000000144, DATED 3-4-13
TOPOGRAPHY: HARTMAN ROAD, IN SET, DATED JANUARY 2010
SITE AREA: 4.3819 ACRES TO BE REZONED
EXISTING ZONING: C-2 - CONSERVATION SUBDIVISION AND U - LIGHT USE
PROPOSED ZONING: U - LIGHT INDUSTRIAL
USE: WAREHOUSE AND STORAGE FACILITIES
FLOOD INFO: 100-YEAR FLOOD ZONE (100 YEAR FLOOD PANELS) 13000000144, DATED 3-4-13
DEVELOPMENT: WAREHOUSE AND STORAGE FACILITIES
STANDARDS: MIN. LOT WIDTH AT FRONT SETBACK LINE: 100'
MIN. BUILDING SETBACK: 30'
MAX. BUILDING HEIGHT: 25'
MIN. COLLARATION: 5'
MIN. SIDE BUILDING SETBACK: 20'
MIN. REAR BUILDING SETBACK: 20'
MIN. FRONT BUILDING SETBACK: 20'
PARKING: 1 SPACE PER 2,000 SF = 235,870 SF = 127 SPACES REQ.
REQUIREMENTS: 127 SPACES PROVIDED

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Z-57 2024 Aerial Map



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0 380 760 Feet

 Zoning Boundary
 City Boundary



Application No. _____

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) List all requested variances: _____

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

- a) Proposed use(s): Warehouse
- b) Proposed building architecture: To be submitted under separate cover; Steel frame construction or tilt up concrete with a combination of materials such as brick, cementitious material, stucco, metal, and stone.
- c) Proposed hours/days of operation: Standard hours of operations.
- d) List all requested variances: Buffer encroachment as identified on the Site Plan.

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

The subject property is entirely surrounded by properties zoned and utilized for heavy and light industrial.

The subject property has direct and entirely industrial access to Interstate 20 at Riverside Parkway south.

of Interstate 20.

.....
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). N/A

- D. The zoning proposal will have no adverse impact upon the existing County infrastructure including, but not limited to, existing streets, transportation facilities, utilities or schools.
- E. The zoning proposal is located within an Industrial future land use category and the requested zoning is consistent with those uses and purposes of similar and nearby properties fronting along the generally industrial and heavy industrial frontage along this corridor of Hartman Road and Riverside Parkway.
- F. There is no substantial relationship between the existing zoning classification of a portion of the property as CS which limits the property in terms of its present utilization and the public health, safety and general welfare. Additionally, considered in the context of development at this location, there are no established land use planning principles or political considerations which would adversely affect the proposed zoning.

Respectfully submitted, this the 1st day of August, 2024.

ROZEN, ROZEN & REILLY, LLP

By: _____

ADAM J. ROZEN
Attorney for Applicant
Ga. Bar No. 161610



A&R Engineering Inc.

2160 Kingston Court, Suite O
Marietta, GA 30067
Tel : (770) 690-9255 Fax : (770) 690-9210
www.areng.com



Memorandum

To: Cobb County Department of Transportation
From: Abdul Amer, PE. A&R Engineering
Date: July 30, 2024
Subject: Submittal 1 for Proposed Warehouse Development at Hartman Road, Cobb County, GA
| A&R # 24-154

The purpose of this memorandum is to document the scope of the traffic impact study for the proposed Warehousing development on Hartman Road, Cobb County, GA. The development proposes two full access driveways on Hartman Road. Cars will use both the northern and southern driveways 1 and 2 and trucks will use only southern Site Driveway 2. A site plan is included. The location of the site is shown below in Figure 1.



Figure 1 – Site Overlay Map

STUDY METHODOLOGY:

To evaluate future traffic operations in this area, a projection of normal traffic growth will be applied to the existing volumes. Existing data points collected by GDOT over the last five years (between 2018-2019 & 2021-2023) revealed traffic volume growth of approximately 1% in the area. This growth factor will be applied to the existing traffic volumes to estimate the build year 2026 traffic volumes. The traffic study will include an analysis for the “Existing”, future “No-Build” and “Build” conditions. Recommendations to improve operations will be included as necessary.

TRIP GENERATION FOR PROPOSED SITE:

Trip generation estimates were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation report. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation estimates for the site were based on the following ITE Land Use: 150 – *Warehousing*. The total trip generation for the development is shown in the table below

Land Use	Size	AM Peak Hour			PM Peak Hour			24 Hour
		Enter	Exit	Total	Enter	Exit	Total	Two-way
ITE 150 – <i>Warehousing (Car)</i>	2,53,670 sf	39	10	49	12	37	49	295
ITE 150 – <i>Warehousing (Trucks)</i>		3	2	5	4	4	8	144
Total New Trips		42	12	54	16	41	57	439

STUDY INTERSECTIONS AND TRAFFIC COUNTS:

Traffic counts will be collected during the AM (7:00 - 9:00) and PM (4:00 - 6:00) peak hours at the following intersections:

1. Riverside Parkway at Hartman Road
2. Hartman Road at Factory Shoals Road

TRIP DISTRIBUTION:

We are proposing the following outer leg trip distribution based on the roadway network and nature of the planned development:

- Factory Shoals Road (North) – 25%
- Factory Shoals Road (South) – 5%
- Riverside Parkway (West) – 15%
- Riverside Parkway (East) – 55%

A graphic showing the study intersection locations and outer leg distribution is included in the next page.

1:1
2:1
3:1
4:1

ISSUED DESCRIPTION DATE

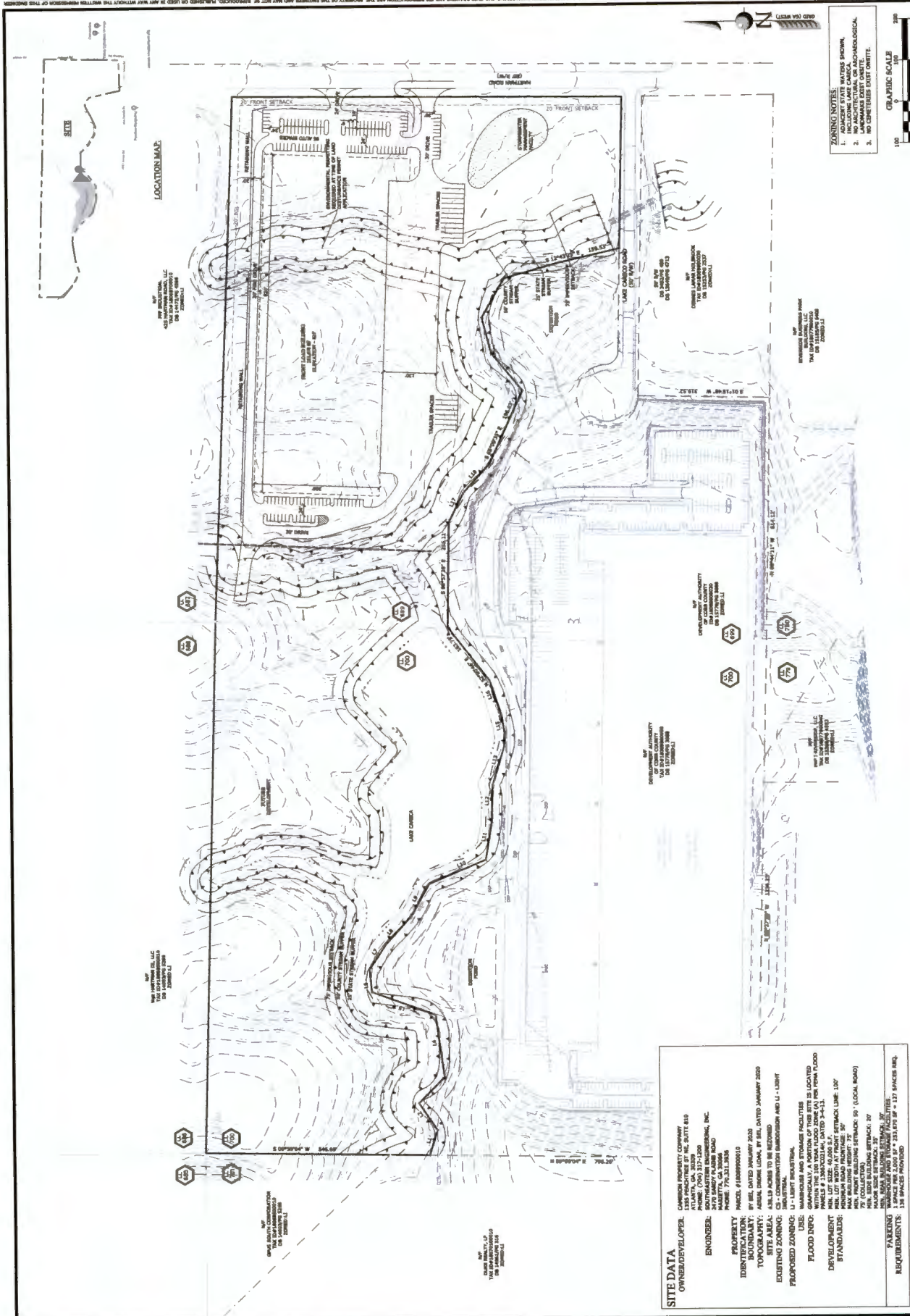
PROJECT OVERSICHERED BY
1355 PEACOCKS RT NE
SUITE 810
ATLANTA, GA 30309

HARTMAN ROAD/CARRECA SITE
PROJECT LOCATED AT
11, 700, 18TH DISTRICT
COBB COUNTY, GEORGIA

REZONING SITE PLAN



Project No.: 1427-04-008
Designed By: [Name]
Drawn By: [Name]
Scale: 1" = 100'



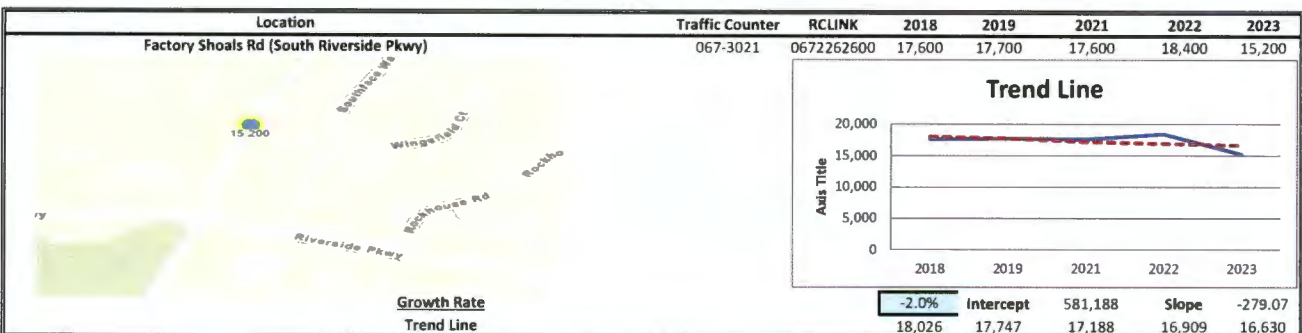
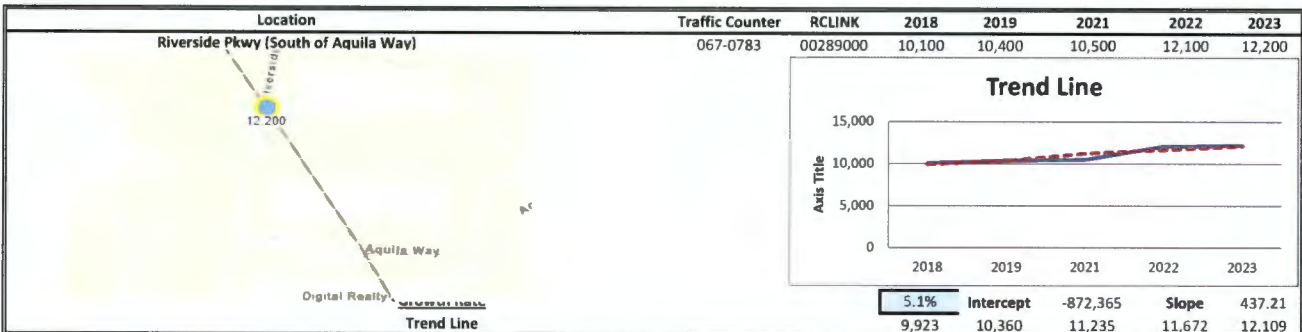
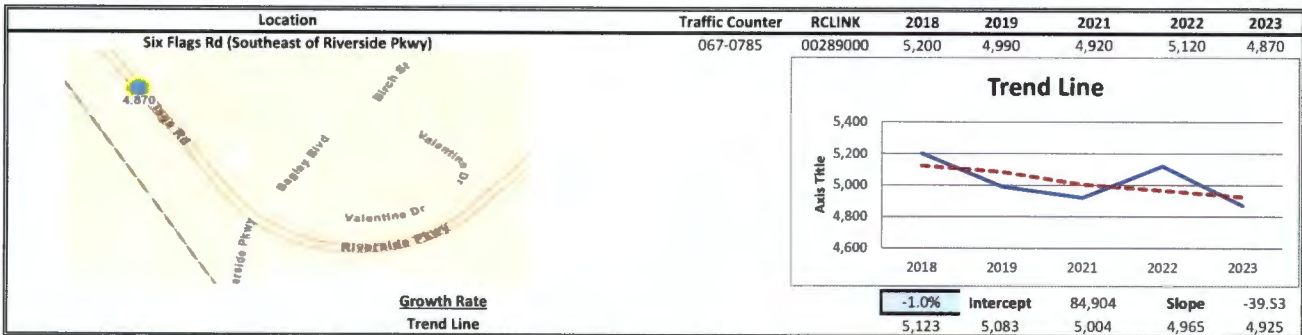
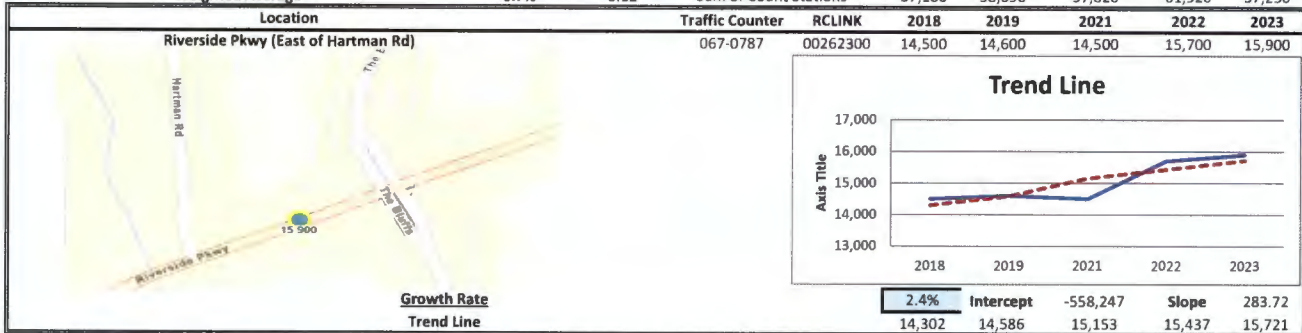
ZONING NOTES
1. UNLAWFUL STATE MATTERS SHOWN, INCLUDING LAKE CAROL, UNLAWFUL STATE MATTERS, UNLAWFUL STATE MATTERS, UNLAWFUL STATE MATTERS.
2. UNLAWFUL STATE MATTERS SHOWN, INCLUDING LAKE CAROL, UNLAWFUL STATE MATTERS, UNLAWFUL STATE MATTERS, UNLAWFUL STATE MATTERS.
3. NO CIRCLES MUST OVERT.



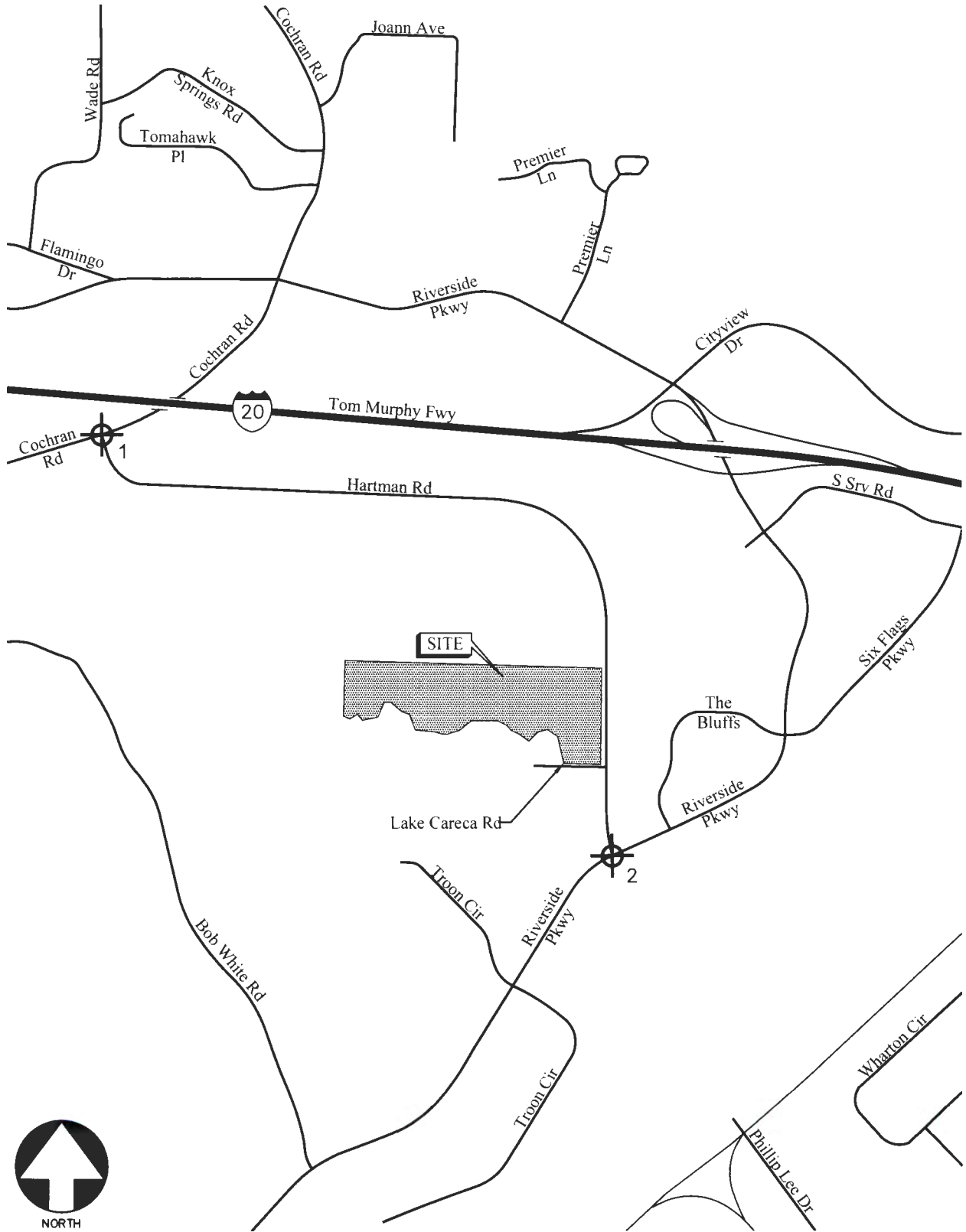
SITE DATA
OWNER/DEVELOPER: CAMERON PROPERTY COMPANY
1355 PEACOCKS RT NE, SUITE 810
ATLANTA, GA 30309
PHONE: (404) 317-1400
FAX: (404) 317-1400
ENGINEER: [Name]
PROPERTY: [Address]
IDENTIFICATION: [Date]
TOPOGRAPHY: [Date]
SITE AREA: [Area]
EXISTING ZONING: [Zoning]
PROPOSED ZONING: [Zoning]
USE: [Use]
FLOOD INFO: [Flood Info]
DEVELOPMENT STANDARDS: [Standards]
PARKING REQUIREMENTS: [Requirements]

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Location	Growth Rate	R Squared	Station ID	Route	2018	2019	2021	2022	2023
Riverside Pkwy (East of Hartman Rd)	2.4%	0.71	067-0787	00262300	14,500	14,600	14,500	15,700	15,900
Six Flags Rd (Southeast of Riverside Pkwy)	-1.0%	0.36	067-0785	00289000	5,200	4,990	4,920	5,120	4,870
Riverside Pkwy (South of Aquila Way)	5.1%	0.81	067-0783	00289000	10,100	10,400	10,500	12,100	12,200
Factory Shoals Rd (South Riverside Pkwy)	-2.0%	0.22	067-3021	0672262600	17,600	17,700	17,600	18,400	15,200
Riverside Pkwy (East of Factory Shoals Rd)	-0.9%	0.07	067-0784	00262300	9,780	10,400	10,300	10,600	9,080
Weighted Average	0.7%	0.12	Sum of Count Stations =		57,180	58,090	57,820	61,920	57,250



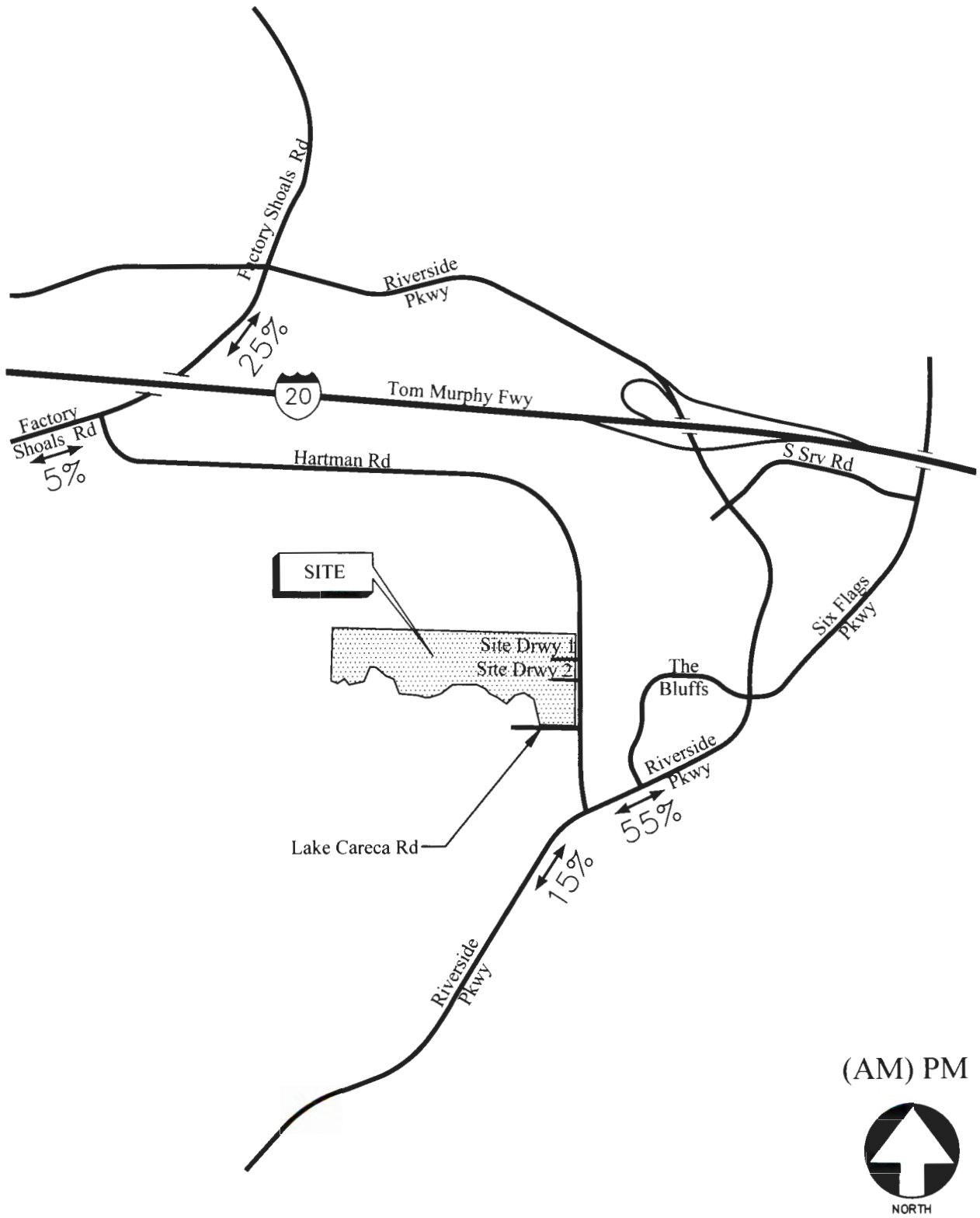
⊕ Study Intersection



LOCATION MAP

FIGURE 1

A&R Engineering Inc.



OUTER LEG DISTRIBUTION