

Memorandum

Subject: PZ25-027 Application to rezone a 1.26-acre portion of the property at 3980 Sanders Road from R-20 to Light Industrial, within Land Lot 911 of the 19th District, 2nd Section, Cobb County, Georgia. PIN: 19091100040.

Recommendation: Approve with conditions:

1. Towed vehicles shall be stored in a fully screened and fenced area on the Heavy Industrial portion of the lot. ~~The office and repair building shall be so situated as to obscure the entrance to the vehicle storage area from the sightline of travelers on Flint Hill Road.~~ *inconsistent with Site Plan dated 11/25/25*
2. The office and repair building shall be constructed to contain a building pad with stormwater systems to catch all fluids and send the same through an oil/water separator filtration system prior to entering the general stormwater system for discharge. All onsite maintenance and repairs shall be performed inside the repair building. All equipment and vehicle parts used for the like shall be stored inside the repair building.
3. All truck traffic shall exit and enter the subject property from Flint Hill Road at its intersection with Powder Springs Road and shall be precluded from utilizing Sanders Road as a means of travel and shall not be utilized as a "thru street".
4. There shall be no junk, disposal, disassembly, or salvage operations for any vehicles on the subject property. Retail and/or wholesale sales of new or used automobile parts and supplies shall be prohibited on the subject property.
5. All areas where vehicles are stored and all parking areas shall be surfaced per UDC Sec. 6-58.
6. Service bays with overhead doors shall not be located on the front building facade of a building unless provisions are made for screening them from view from the front property line.
7. Space shall be provided on the lot devoted specifically and exclusively for automobile loading and unloading. It shall be unlawful to load or unload automobiles within the right-of-way of any public street. It shall be unlawful to park automobiles within or otherwise encroach upon the designated and approved loading or unloading zone except for loading and unloading operations.
8. Outside loudspeakers shall not be permitted.

9. Submittal and approval of a photometric plan for exterior and architectural lighting on the subject property shall be required and shall meet the following:
 - a. Any lights used to illuminate a parking area shall be arranged, located or screened to direct light away from any adjoining residential use and shall not cause glare on any abutting property or street, per UDC Sec. 6-60(a).
 - b. Exterior lighting shall comply with all design review requirements of UDC Sec. 5-38.
 - c. Architectural lighting shall comply with all design review requirements of UDC Sec. 5-58.
10. Submittal and approval of a landscape plan to include buffers, front landscape strip, interior parking lot landscaping, and general landscaping provisions shall be required. *For LI heavy equipment parking w Reduced 25' buffer*
11. Submittal and approval of architectural plans to include building façades, materials, fencing details, and elevations of dumpster enclosure shall be required.
12. A full-sized deceleration lane shall be required at the Flint Hill Road entrance, pursuant to UDC Sec. 8-67.
13. Sidewalk shall be provided along Flint Hill Rd, per UDC Sec. 8-75.
14. The following activities shall be prohibited between the hours of 11:00 p.m. and 7:00 a.m.:
 - a. Transporting and relocating of vehicles in shipment to and from other locations, including out of state *excepting vehicles impaired or released by A.D.*
 - b. Receiving, inspecting, prepping, and releasing of new vehicles owned by various Federal Government agencies and other privately owned vehicles being transported long distances
 - c. On-site maintenance and mechanical repair of company-owned vehicles
 - d. Public auctions
15. Operations on the site shall comply with the Code of Ordinances Article IV. Noise Regulation at all times, with special consideration paid to sound level limitations for nearby residential properties. See Code of Ordinances Sec. 10-51.
16. Submittal of a variance application for building setback requirements abutting a residential zoning district shall be required.
17. Any changes in use or operation on this property shall first receive Mayor and Council approval.

Absent

Albert Thurman, Mayor

Henry Lust

Henry Lust, Council Member

Doris Dawkins

Doris Dawkins, Council Member

Dwayne Green

Dwayne Green, Council Member

Dwight McMutry

Dwight McMutry, Council Member

Patricia Wisdom

Patricia Wisdom, Council Member

Attest:

Kelly Axt

Kelly Axt, City Clerk

c: File