

2012 DEC -6 PM 2:12

COBB COUNTY ZONING DIVISION

TITLE EXCEPTIONS

1. THE PROPERTY IS NOT SUBJECT TO ANY EASE, ENCUMBRANCE, OR OTHER INTEREST IN THE NATURE OF A TITLE EXCEPTION.  
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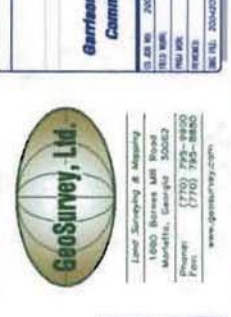
PROPERTY DESCRIPTION

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IF YOU OWN  
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WANT TO CONSIDER  
THE FOLLOWING  
RECOMMENDATIONS  
FOR YOUR PROPERTY  
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Z-2  
(2013)

ALABAMA LAND TITLE SURVEY  
2650 Dallas Highway  
Garrett Ridge Shopping Center Marietta, Ga. L.P.  
Commonwealth Land Title Insurance Company

DATE	BOOK	PAGE	DATE	BOOK	PAGE
12/06/12	2004222-2	249	12/06/12	2004222-2	249

GeoSurvey, Ltd.  
Land Surveying & Mapping  
18000 Bowers Mill Road  
Marietta, Georgia 30067  
Phone: (770) 799-9900  
Fax: (770) 795-8800  
www.geosurvey.com

PLANNING SUMMARY  
TOTAL PARCELS = 12  
TOTAL ACRES = 11.0000  
TOTAL SQUARE FEET = 3,801,600

CLOSURE INFORMATION  
THE CLOSURE OF THIS ROAD IS IN ACCORDANCE WITH THE  
REQUIREMENTS OF THE GEORGIA DEPARTMENT OF TRANSPORTATION  
AND THE LOCAL GOVERNMENT. THE CLOSURE IS FOR THE  
PURPOSE OF CONSTRUCTION OF A NEW ROAD AND THE  
EXISTING ROAD WILL BE REOPENED AFTER THE  
CONSTRUCTION IS COMPLETED.

GRAPHIC SCALE  
0 50 100 150 200  
GRAPHIC SCALE 1"=50'

PLEASE NOTE  
THIS SURVEY WAS PREPARED FOR THE  
COMMONWEALTH LAND TITLE INSURANCE COMPANY  
AND IS SUBJECT TO THE TERMS AND CONDITIONS  
OF THE POLICY. THE SURVEYOR HAS NOT  
CONDUCTED A VISUAL INSPECTION OF THE  
PROPERTY AND HAS NOT BEEN ADVISED OF ANY  
CHANGES TO THE PROPERTY SINCE THE  
SURVEY WAS COMPLETED.

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

585-359-3000

**REPRESENTATIVE:** Alan Ripley

585-359-3000

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

**PROPERTY LOCATION:** Northeast intersection of Dallas Highway

and Garrison Commons

(2650 Dallas Highway).

**ACCESS TO PROPERTY:** Dallas Highway and Garrison Commons

Road

**PHYSICAL CHARACTERISTICS TO SITE:** Existing retail center

#### **CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** CRC/Lowe's Center

**SOUTH:** LRO/Bank and Professional Offices

**EAST:** CRC/Lowe's and NRC/Longhorn Restaurant

**WEST:** R-20/Undeveloped Land

**PETITION NO:** Z-2

**HEARING DATE (PC):** 02-05-13

**HEARING DATE (BOC):** 02-19-13

**PRESENT ZONING:** NRC

**PROPOSED ZONING:** CRC

**PROPOSED USE:** Allowing A Rental

Car Office

**SIZE OF TRACT:** 2.606 acres

**DISTRICT:** 20

**LAND LOT(S):** 330

**PARCEL(S):** 155

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 1

**OPPOSITION:** NO. OPPOSED \_\_\_\_ **PETITION NO:** \_\_\_\_ **SPOKESMAN** \_\_\_\_\_

#### **PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_ **CARRIED** \_\_\_\_\_

#### **BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_ **MOTION BY** \_\_\_\_\_

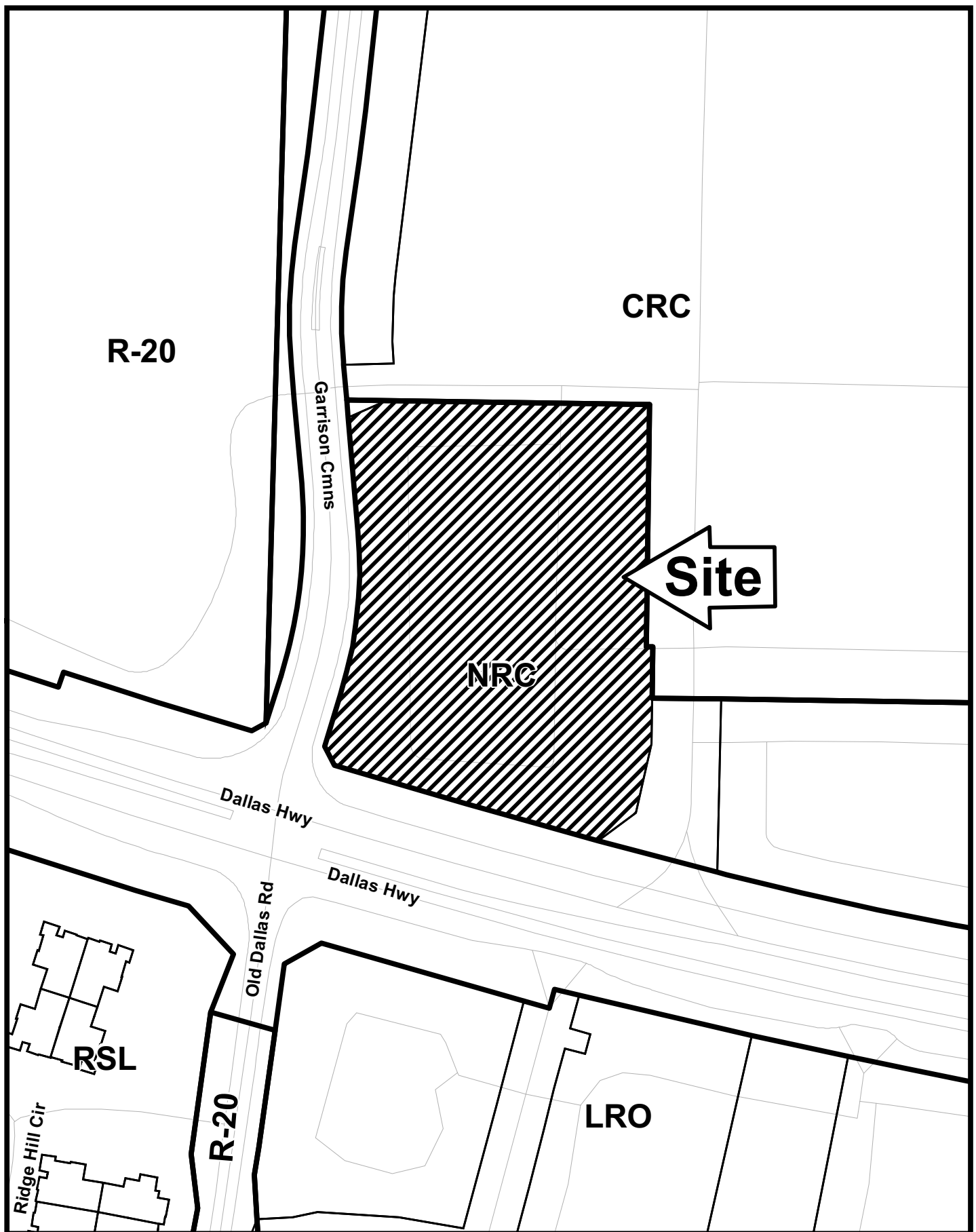
**REJECTED** \_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_ **CARRIED** \_\_\_\_\_

#### **STIPULATIONS:**



# Z-2



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

100 0 100 Feet



City Boundary  
Zoning Boundary

**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

Drw 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**

\*\*\*\*\*

<b>STORMWATER MANAGEMENT COMMENTS</b>
---------------------------------------

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.



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## **STAFF RECOMMENDATIONS**

### **Z-2 GARRISON RIDGE SHOPPING CENTER MARIETTA, GA L.P.**

- 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. Nearby properties are also zoned CRC.
- 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 proposed Hertz Rental Car location is located at the back of the existing retail center away from Dallas Highway.
- 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 indicates this property is within the Community Activity Center (CAC) land use category.
- 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 deleting the applicant's rezoning proposal.

Based on the above analysis, Staff recommends DELETING the applicant's request to NRC with stipulations subject to the following conditions:

- Addition of car rental business as a permitted use, only for Hertz, with any other car rental businesses to be approved by the Board of Commissioners;
- Maximum of 15 fleet automobiles for the car rental business;
- No washing or repairs to be done on the rental cars at this location;
- Site plan received by the Zoning Division on December 6, 2012, with the District Commissioner approving minor modifications;
- Water and Sewer comments and recommendations;
- 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.**

COBB COUNTY GEORGIA  
FILED IN OFFICE

2012 DEC -6 PM 2: 08

COBB COUNTY ZONING DIVISION

Application No. Z-2

Feb. 2013

## 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) Proposed selling prices(s): \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

- a) Proposed use(s): rental car office use as a tenant in the existing shopping center
- b) Proposed building architecture: No changes to the exterior of the existing structure
- c) Proposed hours/days of operation: 7:30 a.m. - 6:00 p.m. Monday through Friday and 9:00 am - 12:00 p.m. Saturdays. No operations on Sundays.
- d) List all requested variances: None
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

See attached

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

.....  
**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).      No

\_\_\_\_\_

\_\_\_\_\_

WENDY BUTLER & ASSOCIATES, LLC  
ATTORNEYS AT LAW  
1359 BRAWLEY CIRCLE, N.E.  
ATLANTA, GEORGIA 30319

P 404.583.2255

WENDY@WSBUTLERLAW.COM

F 925.364.2701

Z-2 (2013)  
Letter and  
Impact Analysis

VIA: Hand Delivery

December 6, 2012

Mr. John Pederson, Manager  
Zoning Division  
Cobb County Department of Community Development  
1150 Powder Springs Street  
Suite 400  
Marietta, GA 30064

COBB COUNTY GEORGIA  
FILED IN OFFICE  
2012 DEC -6 PM 2:08  
COBB COUNTY ZONING DIVISION

RE: Application for the Proposed Rezoning of the 2.606 Acre +/- Property in the Existing Garrison Ridge Shopping Center from NRC to CRC (the "Application"), Located at 2650 Dallas Highway, in Land Lot 330, 20<sup>th</sup> District, 2<sup>nd</sup> Section, (the "Subject Property" or "Property") Owned by Garrison Ridge Shopping Center Marietta, GA L.P. (the "Owner" and "Applicant")

Dear Mr. Pederson,

I am writing on behalf of Garrison Ridge Shopping Center Marietta, GA, L.P., the owner of the Subject Property and Applicant to file this Letter of Intent and other materials required in conjunction with their Application For Rezoning submitted herewith today.

The Applicant owns and operates the existing 18,560 +/- square foot retail center (the "Retail Center") on the 2.606 acre Subject Property located at the northeastern intersection of Dallas Highway and Garrison Commons Drive. The Retail Center currently has three vacant storefronts, including the one proposed to be used if this zoning is granted and is actively engaged to find the best tenant for this location. Occupants in the Center currently include: a Taco Mac, Pizza Hut, Wing Street, American Family Insurance office, and a Bass hair salon. The Property is located on the western-most portion of a larger commercial center commonly known as Garrison Ridge Commons, adjacent to southwest of the Lowes home improvement warehouse and west of the Longhorn steak house. The Retail Center fronts inward to the commercial development with the building's side elevation fronting on Dallas Highway and its rear elevation facing Garrison Commons Road with buffering. A detention pond and secondary access road from Garrison Commons Drive serves the overall development and are located directly north of the 18,560 +/- Retail Center. The primary access to the Retail Center, Lowes and the restaurant in this development is provided from Dallas Highway via a driveway directly adjacent to east of the Subject Property. The Applicant is only seeking to rezone the 2.606 acre property that is developed with the Retail Center.



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Z-2 (2013)  
Letter and  
Impact Analysis

The Property is currently zoned Neighborhood Retail Commercial District (NRC). The Applicant proposes to rezone the Property to the Community Retail Commercial District (CRC) consistent with the zoning designation on the majority of this planned commercial development to allow the professional offices of a Hertz rental car service with up to 15 vehicles for customers that will be parked in the existing parking lot directly in front of the office. The existing NRC District currently permits each of the component uses of a car rental operation, including a carwash, professional offices and parking for vehicles. Further, the existing NRC zoning district permits many uses that are far more intense than the proposed car rental operation including: offices up to 8,000 square feet, light automotive repair, emissions stations, full service gasoline stations, funeral homes, communication towers, churches and community fairs. As such, the requested rezoning would not increase the intensity of the uses permitted currently. However, because automotive rental uses are specifically identified in the other zoning classifications, including the CRC District, the Zoning Manager, Mr. Pederson opined that the proposed use is not permitted in the current NRC district. The Applicant has reviewed the various zoning districts that allow automotive rental uses and determined that the CRC District was the least intense district that permitted the use and the most compatible with the adjacent and nearby zoning classifications.

The proposed car rental facility is a very low intensity operation within a small, 1400 +/- professional office space, which will serve the administrative functions associated with guests who are picking-up and dropping-off vehicles. The hours of operation will be from 7:30 a.m. to 6:00 p.m. Monday through Friday, 9:00 a.m. to 12:00 p.m. on Saturdays and no operations on Sundays. It is expected that there will be approximately 2-3 employees at the office during regular business hours with no activity when the business is closed. The car rental use is designed to serve the local short term personal, family and business needs when it is more practical or efficient to forego using a personal vehicle. The operation will not include car washing or any type of vehicle maintenance, except light vacuuming, at this location. Additionally, no commercial trucks and/or equipment will not be available for rent. The car fleet will include no more than fifteen (15) passenger cars and minivans to serve their customers. The proposed rezoning to CRC is strictly to allow professional offices for the car rental company and the storage of up to 15 vehicles that would be parked directly in front of the office in existing parking spaces when they are not in use by customers.

The location of the proposed office and associated rental cars is uniquely compatible and far less intense than the tractor trailer beds storing pine straw and other outdoor materials associated with the Lowes Garden Center located just 75+/- feet away the parking area designated for the rental vehicles. Further, the parked vehicles will have no impact on availability of parking at the Retail Center because of the large number of spaces available and the staggered flow of traffic throughout the day for the various uses within the Center. As the detention pond and natural buffer are immediately north of the proposed location and no additional encroachment or parking will be needed; the proposal will have no impact on the residential properties in Garrison Ridge or the commercial uses in the existing center. As such,



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F 925.364.2701

Z-2 (2013)  
Letter and  
Impact Analysis

the proposed rezoning of this Property to NRC is consistent with and compatible with the existing uses in the vicinity and will serve the residential and business developments with the convenience of car rental options within their community.

In conjunction with the Application requirements, please find below responses to each of the criteria relevant to the approval of a rezoning.

(a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The proposed Hertz rental car office and associated rental vehicles at this Property is suitable in view of the uses and development of adjacent and nearby property. The small scale professional office use is consistent with other the commercial and retail uses within the Garrison Ridge Commons center and along the Dallas Highway corridor in this area. There are also residential subdivisions in the immediate area that clearly interact with and benefit from the community oriented commercial and professional office services available in close proximity to their homes. Further, there will be no impact on traffic or additional impervious area added to the commercial center. Finally, the visual separation provided by the existing buffers, roadways, natural detention and heavy landscaping in this development and the Garrison Ridge neighborhood would continue to provide screening of the commercial activity and existing 15 parking spaces that would be utilized in the car rental's daily operations.

(b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The proposed car rental operation will have no impact on the use and usability of adjacent or nearby property. In fact, it is completely consistent with the professional office and retail uses in the immediate area serving the neighborhoods and community in the area. The 12-15 parking spaces allocated for the rental vehicles will have no impact on the other uses in the Center because of the availability of the large number of spaces serving the Retail Center and other uses in the development. Further, the parked passenger vehicles will be far less intense and benign than the Lowes tractor trailers located immediately adjacent to the location for the proposed rental car operation. The professional office use is consistent with uses in the Retail Center as well as the office and commercial uses across Dallas Highway in the immediate area. As such, the proposed use will have no adverse impact on the use or usability of nearby properties. In fact, the rental car operation is designed to serve residential and business needs in the immediate area for professional or family travel when using a personal vehicle does not make practical or economic sense.

- (c) Whether the property is to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The Subject Property has reasonable economic use as currently zoned. However, in light of downward changes in the economy in the last few years and the adverse impact of vacancies in any environment, it is increasingly important to acknowledge the value of small business which serves an unmet need and a viable, active commercial center with no vacancies; particularly when these uses are embedded within our local communities like the Subject Property.

- (d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

The use will have no impact on schools. Further, due to the small scale of the proposed use with only 12-15 cars available and the location within a more active shopping center, the use will have no impact on traffic, utilities or other infrastructure.

- (e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and

The proposed low intensity use is consistent with the policies and intent set forth in the Cobb County Comprehensive Land Use plan for this property.

- (f) Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

There is certainly more clarity regarding the impact of this specific, small scale car rental use, than previously known during the pre-development rezonings in 1994 and 1995. The amendment to the applications during the initial rezoning, zoning this Property NRC instead of CRC as requested was associated with concerns about prospective intense uses and uncertainty regarding the impacts of this development on nearby residential uses. In light of the small scale professional office use of the proposed rental car operation, the limited hours of operation, low intensity and balanced amount of activity throughout the day, compatibility with the existing uses in the same shopping center this use, the proposed zoning request recognizes changed conditions from the pre-development zoning request and acknowledges the compatibility of the proposed use. Further, the location of the tractor trailers stored immediately adjacent to the proposed rental car offices and parking spaces may not



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Z-2 (2013)  
Letter and  
Impact Analysis

have been anticipated in the pre-development rezoning and is a consideration supporting the proposed car rental use.

In conjunction with the Application, please find the following Exhibits included with this Letter of Intent:

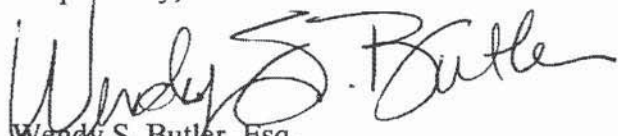
1. Completed Rezoning Application Form;
2. Check #2696 from Garrison Ridge Shopping Center in the amount of One Thousand Three hundred and Eighteen Dollars (\$1318.00) which includes: \$1,000.00 as the Application fee, \$300.00 for the sign deposit plus Eighteen Dollars (\$18) for two zoning notice signs.
3. Corporate Authorization;
4. Limited Warranty Deed;
5. A total of five (5) full size and two (2) 8 ½ x 11" site plans;
6. Aerial photograph of the Subject Property and surrounding area;
7. Photographs of the Subject Property and surrounding uses; and
8. Constitutional Objections as required by Georgia Law in order to preserve the Applicant and Owner's rights regarding the use of this property.

For the reasons stated above the Applicant/Owner respectfully requests that the staff and Planning Commission recommend approval of the rezoning of the Subject Property to CRC as requested and the Board of Commissioners approve this Application, as proposed, to allow professional offices and no more than 15 rental vehicles in existing parking spaces for a car rental operation on the Subject Property.

Should you need additional information or wish to discuss this Application further, please feel free to contact me at the above referenced number or email address or the Applicant's representative, Alan Ripley at 1-585-359-3000, ARipley@FirstAlliedCorp.com.

With best regards, I am

Respectfully,

  
Wendy S. Butler, Esq.  
Counsel to Garrison Ridge Shopping Center  
Marietta, Ga. L.P.

Encl.

Cc: Alan Ripley, First Allied Corporation, w/encls.



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Garrison Ridge Commons  
Shopping Center  
2.606 Acre Property

## Garrison Ridge Commons



View of Retail Center Space  
for the Proposed Car Rental  
Professional Offices



View Looking  
East of Shopping Center  
Anchor Tenant, Lowe's



View looking West of Subject  
Property and Location of  
Proposed Use



View of Signage on the SP at  
the Primary Access Road  
from Dallas Highway

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## Garrison Ridge Commons



View Looking North from the  
Parking in the Retail Center



View of Tractor Trailer  
Stored for Lowes Adjacent to  
SP and Rental Car Spaces



View Looking Directly East  
from the Secondary Access  
from Garrison Commons Rd.



View of Detention Pond and  
Buffer Between Center and  
the Garrison Ridge entrance

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COBB COUNTY ZONING DIVISION

## Garrison Ridge Commons



View Looking Southeast  
Across Dallas Highway from  
the Subject Property



View Looking South Across  
Dallas Highway from the  
Subject Property



View Looking Southeast  
Across Dallas Highway from  
the Subject Property



View Looking Southwest  
Across Dallas Highway from  
the Subject Property

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