

**JUNE 17, 2014 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 3**

**ITEM OB-32**

**PURPOSE**

To consider a site plan amendment for Mountain Park Station, LLC regarding rezoning application Z-158 of 2000 (RRC Property Advisors), for property located at the southeast intersection of Georgia Highway 92 (Alabama Road) and Mountain Park Road in Land Lots 37, 38, 107 and 108 of the 16<sup>th</sup> District.

**BACKGROUND**

The subject property was rezoned to Neighborhood Retail Commercial in 2000 for a Publix shopping center. One of the zoning conditions zoned the property to the site plan. This particular other business request is to amend the site plan to allow for a much safer driveway configuration at the entrance on Alabama Road. The proposal includes a right-in/right-out entrance with longer queuing lines from Alabama Road. It should be noted that 9 parking spaces will be lost, which will not negatively affect the shopping center or adjacent properties. If approved, all previous zoning conditions not in conflict would remain in effect.

**FUNDING**

N/A

**STAFF COMMENTS**

**Cobb DOT:** GDOT permits for all work that encroaches upon State right-of-way.

**RECOMMENDATION**

The Board of Commissioners conduct a Public Hearing and consider the site plan amendment.

**ATTACHMENTS**

Other Business application, proposed site plan and current zoning stipulations.

# Application for "Other Business"

08-32

## Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: 6-17-14

Applicant: Mountain Park Station LLC Phone #: 513-554-1110  
(applicant's name printed)

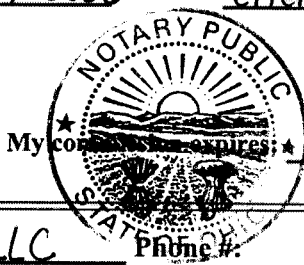
Address: 4750 Alabama Road, Roswell, GA 30075 E-Mail: erichter@phillipsedison.com

Eric Richter Address: 11501 Northlake Drive, Cincinnati, OH 45249  
(representative's name, printed)

[Signature] Phone #: 513-619-5056 E-Mail: erichter@phillipsedison.com  
(representative's signature)

Signed, sealed and delivered in presence of:

Meagan Webb  
Notary Public



MEAGAN D. WEBB  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 O.R.C.  
Phone #: 513-554-1110

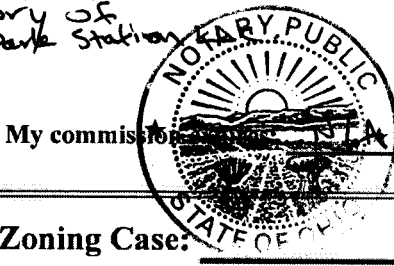
Titleholder(s): Mountain Park Station LLC  
(property owner's name printed)

Address: 4750 Alabama Road, Roswell, GA 30075 E-Mail: erichter@phillipsedison.com

[Signature] Ronald E. Meyers, Jr.  
(Property owner's signature) Authorized Signatory of Mountain Park Station

Signed, sealed and delivered in presence of:

Meagan Webb  
Notary Public



MEAGAN D. WEBB  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 O.R.C.

Commission District: 3 Zoning Case: \_\_\_\_\_

Date of Zoning Decision: \_\_\_\_\_ Original Date of Hearing: \_\_\_\_\_

Location: 4750 ALABAMA ROAD, ROSWELL GA 30075  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 37, 38, 107 + 108 District(s): 16 + n

State specifically the need or reason(s) for Other Business: TO OPEN CURB RADIUS'S ON RIGHT IN - RIGHT OUT DRIVEWAY ON ALABAMA ROAD (S.R. 92), AND INCREASE STACKING DISTANCE IN THE DRIVEWAY TO EASE INTERNAL PARKING LOT CONGESTION.

(List or attach additional information if needed)

SP-3

NO.	REV.	DESCRIPTION			
		DATE	BY	APP'D.	

**PUBLIX STORE #0825**  
 MOUNTAIN PARK PLAZA  
 4700 ALABAMA ROAD, S.W. DISTRICT 2ND SECTION  
 COLUMBUS, OHIO 43235  
 FROM PUBLIC RECORDS DEPARTMENT  
 COLUMBUS PUBLIC RECORDS 2001

**PUBLIX SUPERMARKETS**

**H**  
**Flanzer Green & Associates**  
 ARCHITECTS AND ENGINEERS  
 11501 NORTH LAKE DR.  
 CINCINNATI, OHIO 45249  
 PHONE (513) 752-2500

4-9-14

*Proposed*

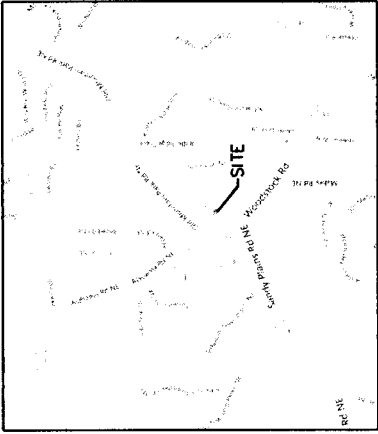
**PRELIMINARY SITE PLAN**

GRAPHIC SCALE

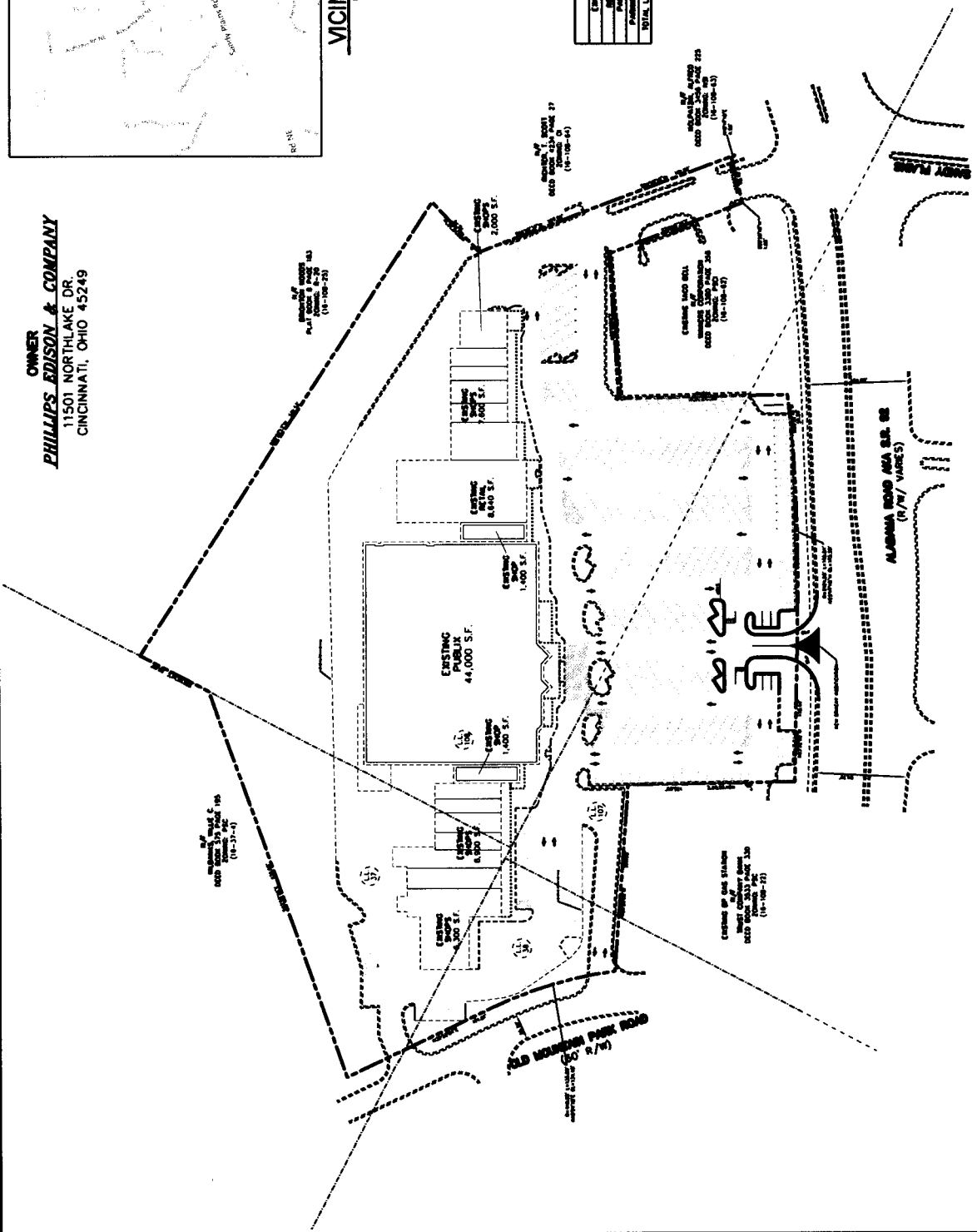


SITE ANALYSIS		EXISTING	PROPOSED
AREAS	SQ. FT.	48,243 S.F.	48,243 S.F.
PARKING	SPOTS	300	311
PARKING RATIO	SQ. FT./SPOT	160.81	155.12
TOTAL LAND AREA	SQ. FT.	8,900,000	8,900,000

**VICINITY MAP**  
NOT TO SCALE



**OWNER**  
**PHILLIPS EDISON & COMPANY**  
 11501 NORTHLAKE DR.  
 CINCINNATI, OHIO 45249



EXISTING PUBlix  
 44,000 S.F.

EXISTING SHOP BLDG.  
 1,400 S.F.

EXISTING SHOP BLDG.  
 1,400 S.F.

EXISTING SHOP BLDG.  
 1,400 S.F.

EXISTING SHOP BLDG.  
 1,400 S.F.

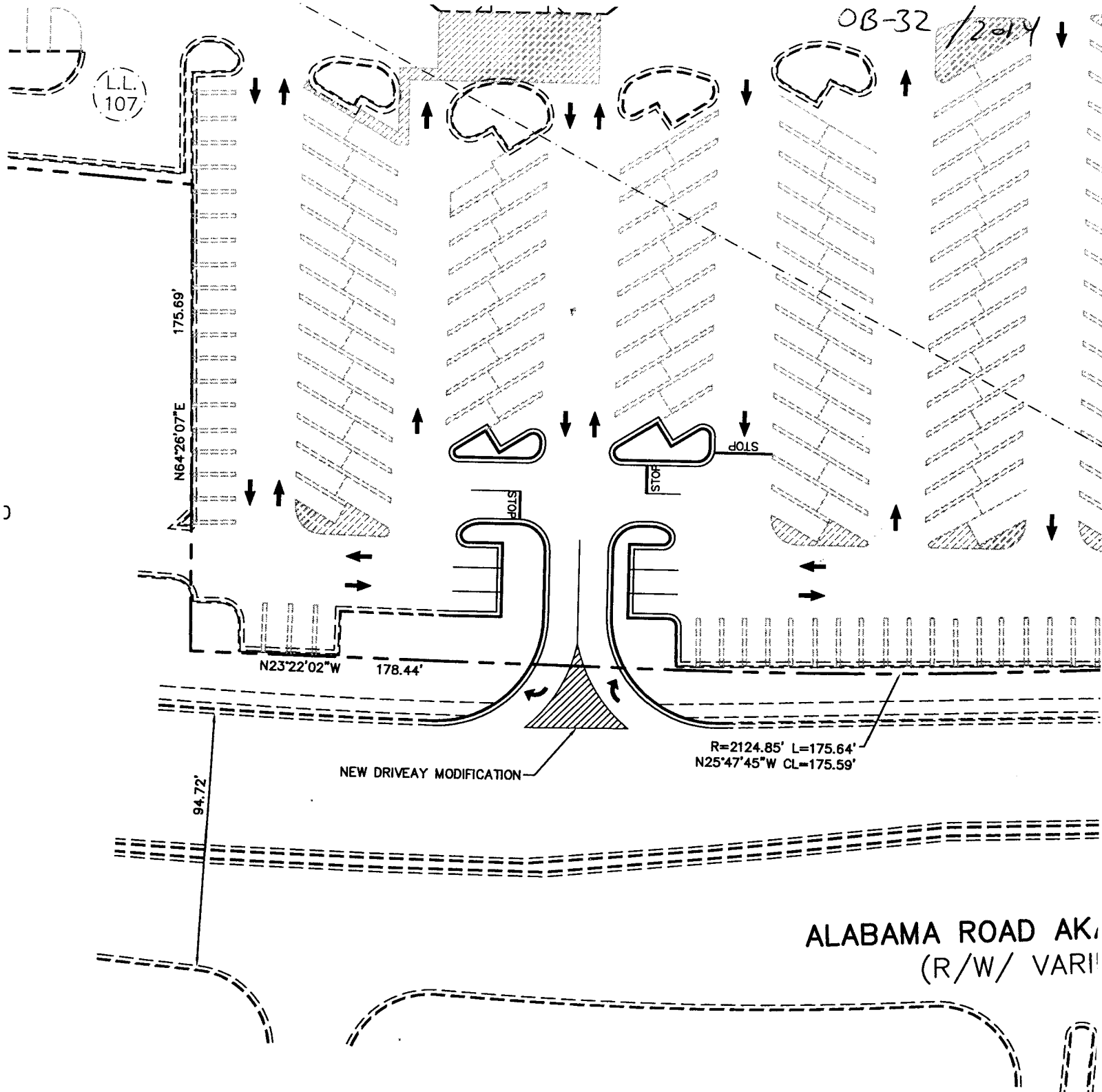
EXISTING SHOP BLDG.  
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 1,400 S.F.

EXISTING SHOP BLDG.  
 1,400 S.F.

EXISTING SHOP BLDG.  
 1,400 S.F.



\* From site plan dated 4/9/14

ORIGINAL DATE OF APPLICATION: 12-19-00

APPLICANTS NAME: RRC PROPERTY ADVISORS,  
A FLORIDA GENERAL PARTNERSHIP

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE  
COBB COUNTY BOARD OF COMMISSIONERS

**BOC DECISION OF 12-19-00 ZONING HEARING:**

**RRC PROPERTY ADVISORS, A FLORIDA GENERAL PARTNERSHIP** (Summit Insured Equity, L.P. 11 a Delaware Limited Partnership by its Authority Agent RRC Property Advisors, owners) for Rezoning from **PSC** to **NRC** for the purpose of Shopping Center Renovation in Land Lots 37, 38, 107 and 108 of the 16<sup>th</sup> District. Located at the southeast intersection of Georgia Highway 92 (Alabama Road) and Mountain Park Road.

MOTION: Motion by W. Thompson, second by Byrne, to **approve** as part of the Consent Agenda, Rezoning to the **NRC zoning district subject to:**

- **project subject to Stormwater Management Division comments and recommendations**
- **project subject to Cobb DOT comments and recommendations**
- **site plan submitted (copy attached and made a part of these minutes)**

VOTE: **ADOPTED** unanimously

Min. Bk. 16 Petition No. 2-158

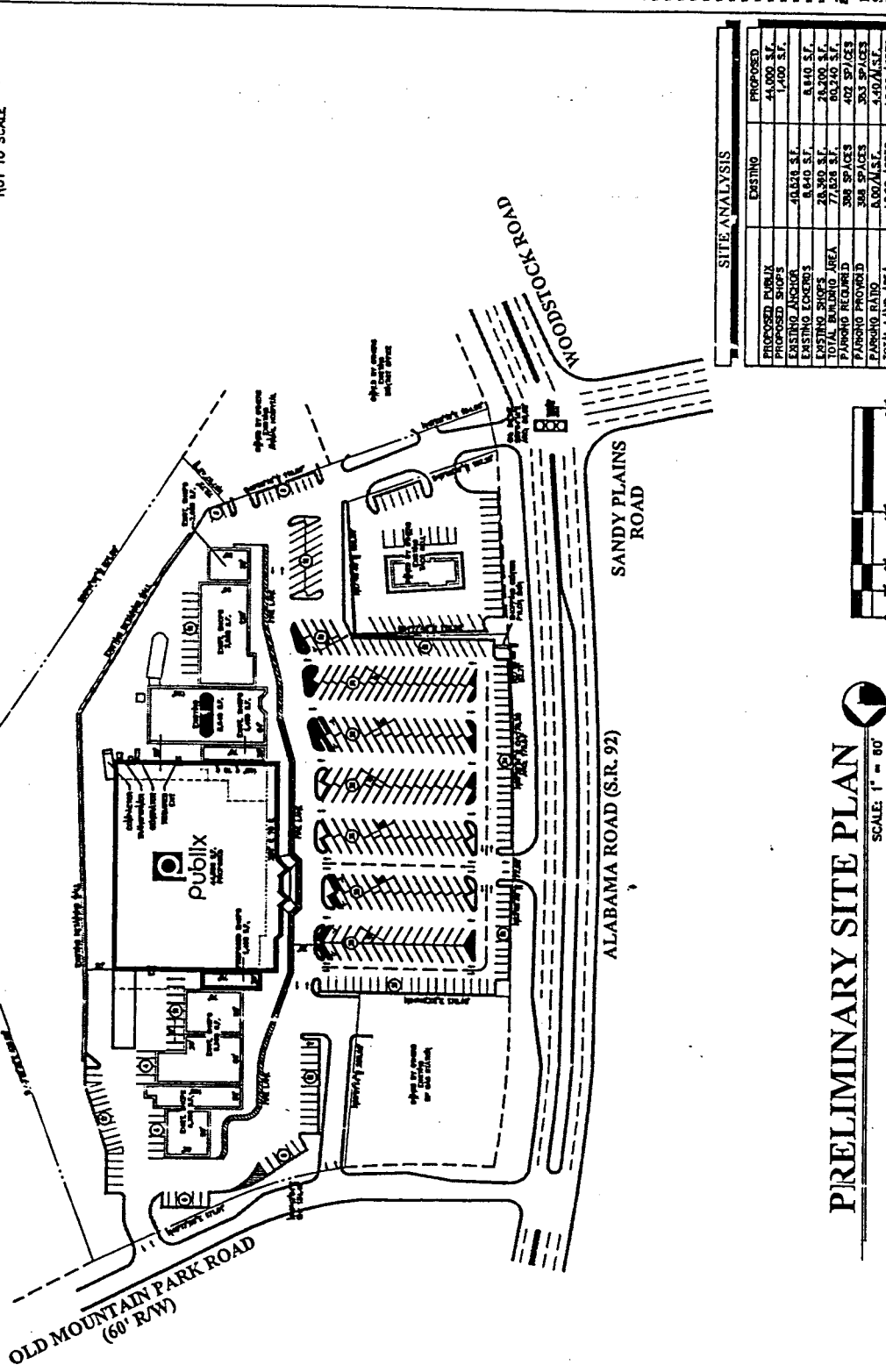
Doc. Type Site Plan

Meeting Date Nov. 19, 2000

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OLD MOUNTAIN PARK ROAD  
(L&P 06)

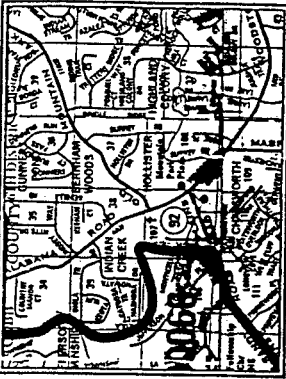
**PRELIMINARY SITE PLAN**  
SCALE: 1" = 80'



SITE ANALYSIS	
EXISTING	PROPOSED
PROPOSED PUBLIC PROPOSED SHOP	44,000 SF
EXISTING ANCHOR	1,400 SF
EXISTING LOT	8,840 SF
EXISTING EGRESS	8,840 SF
EXISTING SURF	28,700 SF
TOTAL BUILDING AREA	77,620 SF
PARKING REQUIRED	308 SPACES
PARKING PROVIDED	308 SPACES
PARKING RATIO	1:100 SF
TOTAL LAND AREA	28.90 ACRES
	28.90 ACRES



VICINITY MAP  
NOT TO SCALE



**PAULSON MITCHELL**  
INCORPORATED  
LAND PLANNERS  
ENGINEERS  
TRANSPORTATION ARCHITECTS  
LANDSCAPE ARCHITECTS  
85-A MEL STREET  
SUITE 300  
ROSWELL, GEORGIA 30075  
PHONE: 770.408.7644  
FAX: 770.408.7644  
www.paulsonmitchell.com

**PROJECT**  
**Publix**  
**MOUNTAIN PARK PLAZA**  
LAND LOTS 37, 38,  
107 & 108  
16th DISTRICT, 2nd SECTION  
COBB COUNTY, GEORGIA

**EOB:**  
**RCC CONSTRUCTION SERVICES, L.L.C.**  
900 NORTH FEDERAL HWY.  
SUITE 300  
BOCA RATON, FL 33432  
(900) 468-1718

REVISIONS  
  
  
  
  
  
  
  
  
PROPOSED PLANS 09.28.00  
PRELIMINARY SITE PLAN  
**PS.1**