

APPLICANT: Discount Tire Company, Inc.

PHONE#: 480-606-5781 **EMAIL:** don.thrailkill@discounttire.com

REPRESENTATIVE: Kelly Wagoner

PHONE#: 404-567-5701 **EMAIL:** kelly.wagoner@bdgse.com

TITLEHOLDER: East Cobb Investment Partners, LLC

PROPERTY LOCATION: Located on the south side of Roswell Road, west of East Cobb Drive

ACCESS TO PROPERTY: Roswell Road, East Cobb Drive

PHYSICAL CHARACTERISTICS TO SITE: Former Chuck E Cheese's

PETITION NO: Z-107

HEARING DATE (PC): 12-06-16

HEARING DATE (BOC): 12-20-16

PRESENT ZONING: NS

PROPOSED ZONING: CRC

PROPOSED USE: Retail and Light Automotive Repair

SIZE OF TRACT: 1.745 acres

DISTRICT: 16

LAND LOT(S): 899

PARCEL(S): 29

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: PSC/East Cobb Crossing Shopping Center

SOUTH: GC/ United States Post Office

EAST: GC/National Tire & Battery

WEST: CRC/Pine Straw Place Shopping Center

Adjacent Future Land Use:

Northwest: Community Activity Center (CAC)

East: Community Activity Center (CAC)

South: Public Institutional (PI)

West: Community Activity Center (CAC)

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

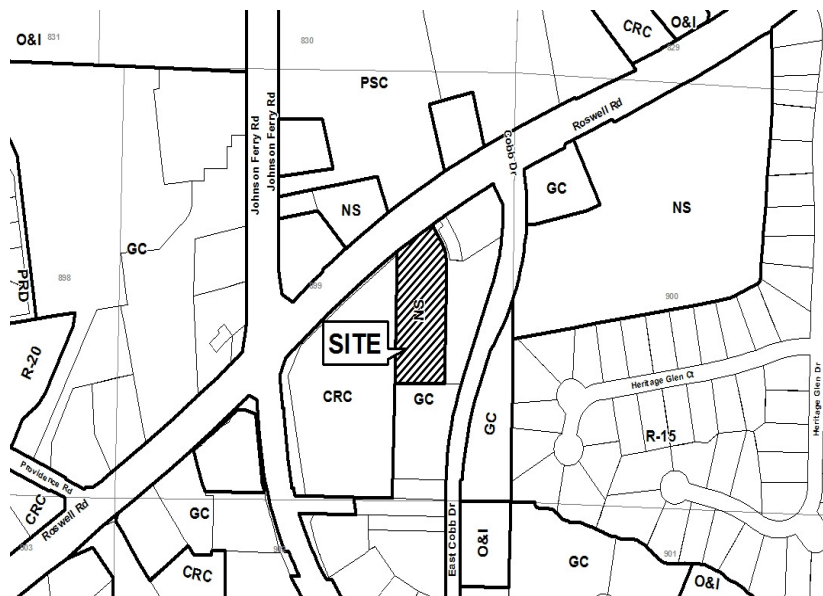
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

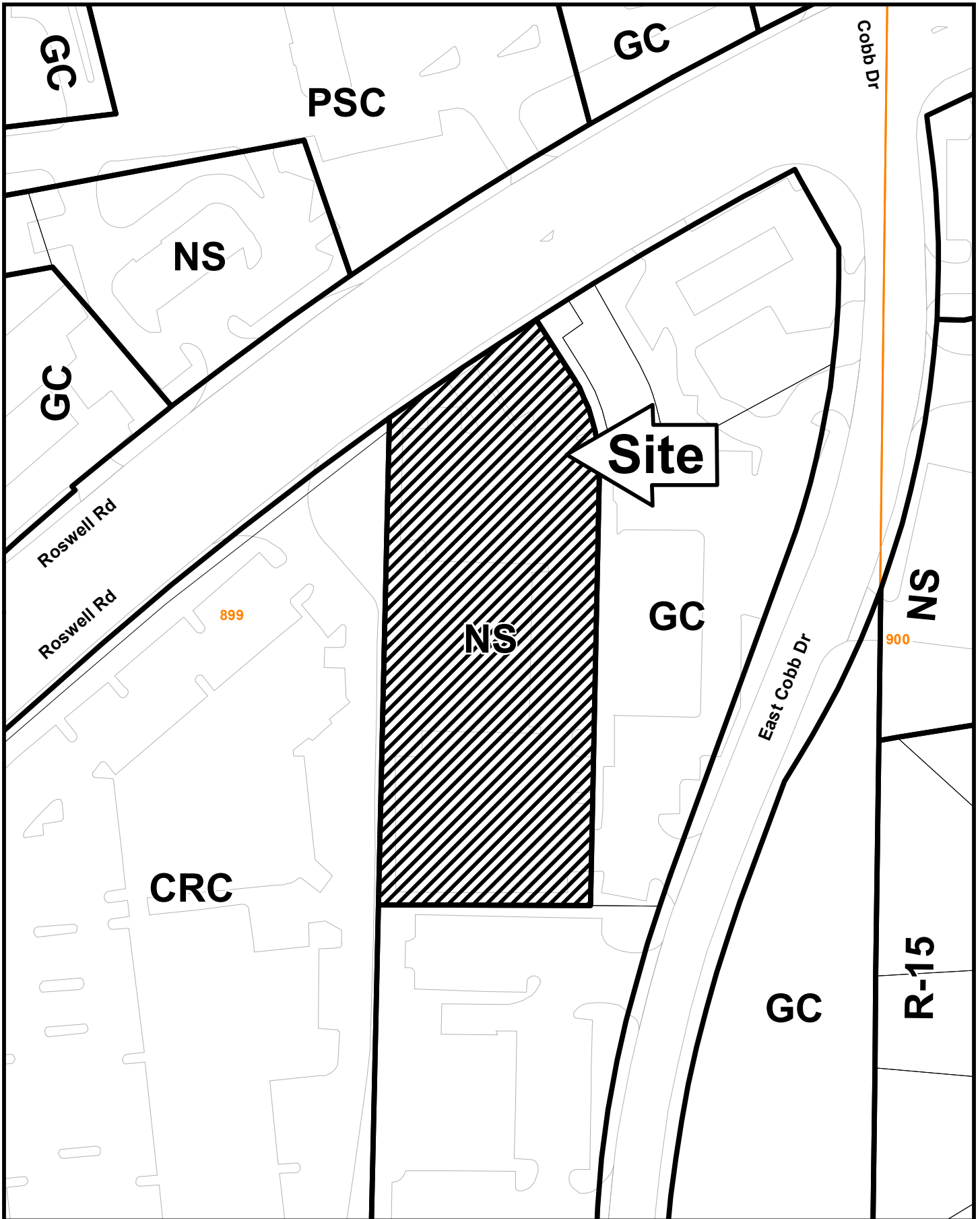
REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

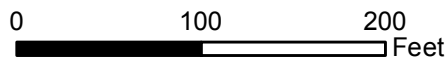
STIPULATIONS:





Z-107-2016 GIS



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Discount Tire Company, Inc

PETITION NO.: Z-107

PRESENT ZONING: NS

PETITION FOR: CRC

ZONING COMMENTS:

Staff Member Responsible: Kim Wakefield

Land Use Plan Recommendation: Community Activity Center

Proposed Number of Buildings: 1 **Total Square Footage of Development:** 7,680

F.A.R.: 0.0996 **Square Footage/Acre:** 4338.98

Parking Spaces Required: 27 **Parking Spaces Provided:** 43

The applicant is requesting rezoning from Neighborhood Shopping (NS) to Community Retail Commercial (CRC) in order to redevelop the property for light auto repair to support retail sales and installation of wheels and tires. The proposal will remove the existing site improvements to construct a new 7,680 square foot building with six bays. The parking lot will be upgraded and Roswell Road driveway will be improved to current GDOT requirements. The hours of operation will be Monday through Friday from 7 a.m. until 6 p.m. and Saturdays from 7 a.m. until 5 p.m.

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.

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity</u>	<u>Status</u>	<u>Number of Portable Classrooms</u>
<u>Elementary</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>Middle</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>High</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

- School attendance zones are subject to revision at any time.

Additional Comments: Approval of this petition will not have an impact on the enrollment at Cobb County schools.

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PETITION FOR: CRC

FIRE COMMENTS:

IFC 510-EMERGENCY RESPONDER RADIO COVERAGE. New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This message is to serve as an early notification to owners and developers for budgeting purposes.

SITE PLAN REVIEW SECTION COMMENTS:

A Land Disturbance Permit must be obtained by the property owner in order to perform any site modifications and/or landscaping which may be required as a rezoning approval stipulation. Contact the Community Development Agency/Site Plan Review Section at 770-528-2147.

APPLICANT: Discount Tire Company, Inc.

PETITION NO.: Z-107

PRESENT ZONING: NS

PETITION FOR: CRC

PLANNING COMMENTS:

The applicant is requesting a rezoning from NS to CRC for the purpose of a retail and light automotive repair. The 1.745 acre site is located on the south side of Roswell Road, west of East Cobb Drive.

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary? Yes No
If yes, has the city of _____ been notified? Yes No / N/A

Comprehensive Plan

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

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

Northwest: Community Activity Center (CAC)
East: Community Activity Center (CAC)
South: Public Institutional (PI)
West: Community Activity Center (CAC)

Master Plan/Corridor Study

The property is located within the boundary of the Johnson Ferry Urban Design Plan.

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?

Incentive Zones

Is the property within an Opportunity Zone? Yes No
The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone? Yes No

The _____ Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

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PRESENT ZONING: NS

PETITION FOR: CRC

PLANNING COMMENTS:

CONT.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? Yes No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

Is this property within the Six Flags Special Service District?

Yes No

Is the property within the Dobbins Airfield Safety Zone?

Yes No

If so, which particular safety zone is this property within?

CZ (Clear Zone) APZ I (Accident Potential Zone I)

APZ II (Accident Potential Zone II)

Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT Discount Tire Company, Inc.

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PRESENT ZONING NS

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): 12" DI / S side of Roswell Road

Additional Comments: Existing water customer

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 SW corner of property

Estimated Waste Generation (in G.P.D.): A D F= +0 Peak= +0

Treatment Plant: Sutton

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

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

Dry 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: Discount Tire Company, Inc.

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PRESENT ZONING: NS

PETITION FOR: CRC

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Timber Ridge Branch 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 CONDITIONS

- 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 may be 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 existing downstream receiving system.

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PRESENT ZONING: NS

PETITION FOR: CRC

STORMWATER MANAGEMENT COMMENTS – Continued

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit any 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. The existing site will be demolished and redeveloped with stormwater management provided in a new facility located at the southern end of the parcel. This facility will discharge directly to the existing infrastructure in the East Cobb Drive right-of-way.

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TRANSPORTATION COMMENTS:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Roswell Road	31,200	Arterial	45 mph	Georgia DOT	100'

Based on 2013 traffic counting data taken by Cobb County DOT for Roswell Road.

COMMENTS AND OBSERVATIONS

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

RECOMMENDATIONS

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

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

Recommend right-in right-out for entrance on Roswell Road.

STAFF RECOMMENDATIONS

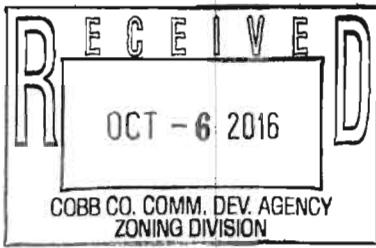
Z-107 DISCOUNT TIRE COMPANY, INC

- 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. Adjacent and nearby properties are also zoned for retail and light auto repair uses.
- 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 use and development will be similar to the existing uses in the area.
- 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 delineates this property to be in a Community Activity Center (CAC). The proposed zoning and use are compatible with the 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 approving the applicant's rezoning proposal. The proposed development will utilize the currently vacant property.

Based on the above analysis, Staff recommends **APPROVAL** subject to the following conditions:

1. Revised site plan received in Zoning on October 25, 2016, with the District Commissioner approving minor modifications;
2. District Commissioner to approve final building architecture;
3. No outdoor display of merchandise;
4. Fire Department comments and recommendations;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations; and
7. Department of Transportation 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.



Application No. Z-107
Dec. 2016

Summary of Intent for Rezoning

.....
Part 1. Residential Rezoning Information (attach additional information if needed) N/A - Commercial

- 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): Redevelopment for an approximate 7,400 SF Discount Tire store with
associated parking and access to support it's operation.
- b) Proposed building architecture: _____
- c) Proposed hours/days of operation: Monday through Friday 7AM - 6PM. Saturday 7AM - 5PM
- d) List all requested variances: None identified at this time.

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

This property was originally developed around 1981 for a resturant use. The existing site improvements
are intended to be removed to accomodate redevelopment. There is an existing cell tower on-site that is to
remain. Tower is under an existing lease agreement with the property owner and not part of this redevelopment.

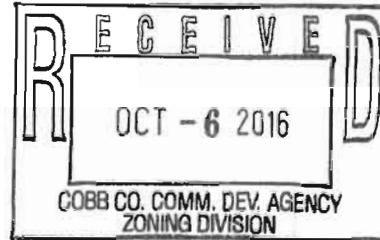
.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a
plat clearly showing where these properties are located).

No.



October 4, 2016

Cobb County Community Development Agency
Zoning Division
1150 Powder Springs Road
Suite 400
Marietta, GA 30061



RE: Request for Rezoning
Property at 4340 Roswell Road
Parcel No: 16089900290

Dear Sir or Madam,

Discount Tire Company intends to redevelop a parcel of land located at 4340 Roswell Road in Marietta to support operation of an approximate 7,500 SF Discount Tire store. Based upon review of the zoning ordinances and after consultation with the Zoning Division of Cobb County, a rezoning is required from the current NS (Neighborhood Shopping) zoning district to CRC (Community Retail Commercial). Discount Tire is a retail sales operation for automotive tires and wheels and as part of the business operations includes the installation of tires and wheels. The CRC zoning district will permit the retail sales as well as "light automobile repair" that is required for the installation and services.

Discount Tire Company is a national company headquartered in Scottsdale, AZ and has several stores in Georgia, including in Cobb County. Discount Tire offers the sales, installation and repair of tires. There are no other automotive services offered as part of their business operations such as oil changes, alignments, or other typical automotive garage type repairs. This permits Discount Tire to offer high quality specialty services to its customers. A typical store is open Monday through Saturday 7 AM to 6 PM and is closed on Sunday.

The property selected has been developed since 1981 as a restaurant use. The site has primary access from Roswell Road and a secondary access point to East Cobb Drive. All utilities are currently available to the site. There are no environmental or historically sensitive aspects to the property such as wetlands, stream, contamination, or cemeteries. The site is bound by Roswell Road to the north, an existing gas station and automotive repair establishment to the east, a post office to the south, and a multi-tenant retail center to the west.

The development proposal will remove the existing site improvements to construct a new building, parking lot, upgrade of the Roswell Road driveway to current GDOT requirements, and provide new water quality provisions. Stormwater detention is currently provided through a drainage easement to an off-site detention pond. There is an existing telecommunications tower on-site that is under lease and to remain as-is.

Landscaping will be provided to meet current Cobb County requirements. The proposed building architecture is included in this submittal and is intended to meet current architectural guidelines established by the county.

As required in the rezoning application, below is information relating to the impacts this development may have with an approved 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 development proposal fits well with the immediate surrounding properties. The south side of Roswell Road, between Johnson Ferry Road and East Cobb Drive, include retail, automotive, and service commercial uses. These include a convenience fuel store and automotive repair store. A Discount Tire store would not be considered out of character for this location.

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

The development proposal has no impact to the ability of the existing businesses to operate or otherwise use their property. The zoning for all contiguous property (except a portion of the existing post office) is General Commercial, which permits a wide range of uses including light automotive repair.

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

The property is currently developed, but vacant, and can support any uses permitted by the NS zoning district regulations. It is the applicant's understanding that the NS zoning is no longer viable for new rezoning requests by Cobb County since January 1991, in conformance with the comprehensive plan. The rezoning proposal is in conformance with the comprehensive plan and adds "light automotive repair" to the permitted uses otherwise found in an NS zoning district.

(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

Discount Tire operations and use is a reduction of intensity on public facilities from the prior restaurant use. The use as a specialty retail store has on average 200 trips per day which is less than ITE standards for a 10,000 SF restaurant use. The applicant has submitted conceptual drawings to Cobb County and GDOT and confirmed adequate access, water and sewer facilities are in place. Discount Tire is a low volume water/sewer user as only restroom facilities, incidental cleaning, and landscape irrigation comprises the water use for the store and property operations. There are no impacts to schools.

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

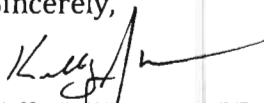
The application is in conformance with the land use plan as a Community Activity Center which supports CRC zoning.

(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 are no known proposed changes that would affect the proposed use favorably or unfavorably. The development proposal appears to be in substantial conformance with the master land use plan.

Enclosed with the application are the required disclosures, survey, legal description, property tax statement, and conceptual site plan. Thank you for your consideration and feel free to contact me with any questions or need for additional information.

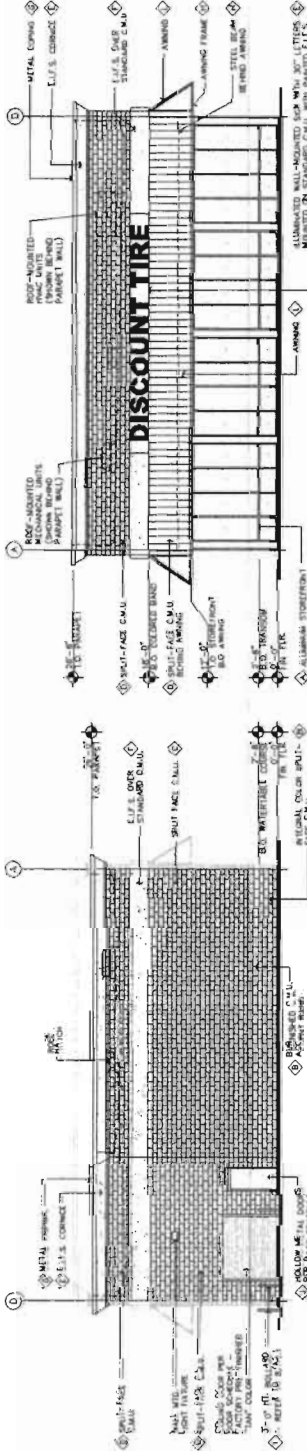
Sincerely,



Kelly J. Wagoner, PE
Principal/Sr. Project Manager

FINISH LEGEND

- ◆ MANUFACTURER'S STANDARD COLOR TO MATCH DUNHAM UNCOATED 4" SQUARE RIFL' BRICK
- ◆ BRICK COLOR CMU (SPUT-FACE OR BURNISHED AS NOTED) TO MATCH 7714 "OAK BARREL"
- ◆ GRAY SPUT-FACE CMU PAINTED SW 7714 "OAK BARREL"
- ◆ GRAY SPUT-FACE CMU PAINTED SW 6193 "ANTIQUE WHITE"
- ◆ PAINT SUGGESTION WILLIAMS SW 6119 "ANTIQUE WHITE"
- ◆ ACCENT BAND PAINTED SW 7585 "SUNBORN TOMATO"
- ◆ METAL CORING - FACTORY PAINTED/FACTORY FINISH TO MATCH SW 7714 "OAK BARREL"
- ◆ EXPOSED STEEL PAINTED SW 7714 "OAK BARREL"
- ◆ HOLLOW METAL COUPLERS PAINTED SW 7714 "OAK BARREL"
- ◆ PAINT SUGGESTION WILLIAMS SW 7714 "OAK BARREL"
- ◆ FACTORY PAINTED / COATED, KYNAR 300/UVIURE 5000 TO MATCH SUGGESTION WILLIAMS SW 7714 "OAK BARREL"

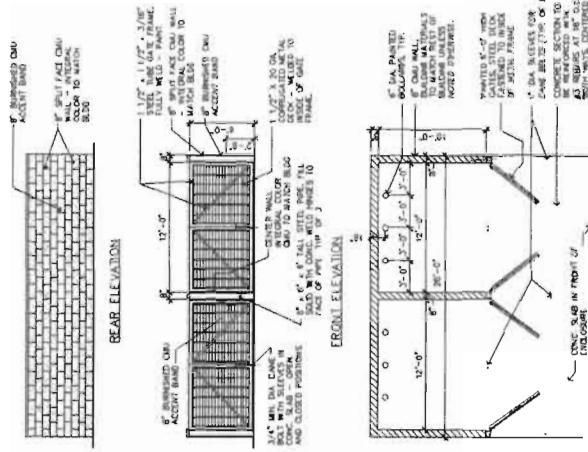


WEST ELEVATION
SCALE: 1/8" = 1'-0"

EAST ELEVATION
SCALE: 1/8" = 1'-0"

NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



TRASH ENCLOSURE PLAN / ELEVATIONS
SCALE: 1/8" = 1'-0"

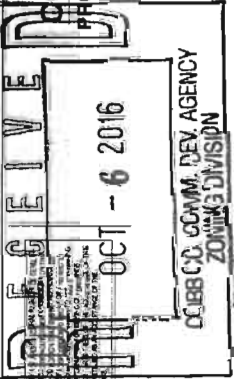
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DATE: 09/20/2016
JOB No.: GAA 11102

Sheet No.
A4

PROJECT: 2016
ADDRESS: 2016
CITY: 2016



CONCEPTUAL ELEVATIONS
PROPOSED COMMERCIAL DEVELOPMENT
MARIETTA, COBB COUNTY, GA



OCT - 6 2016

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

DISCOUNT TIRE