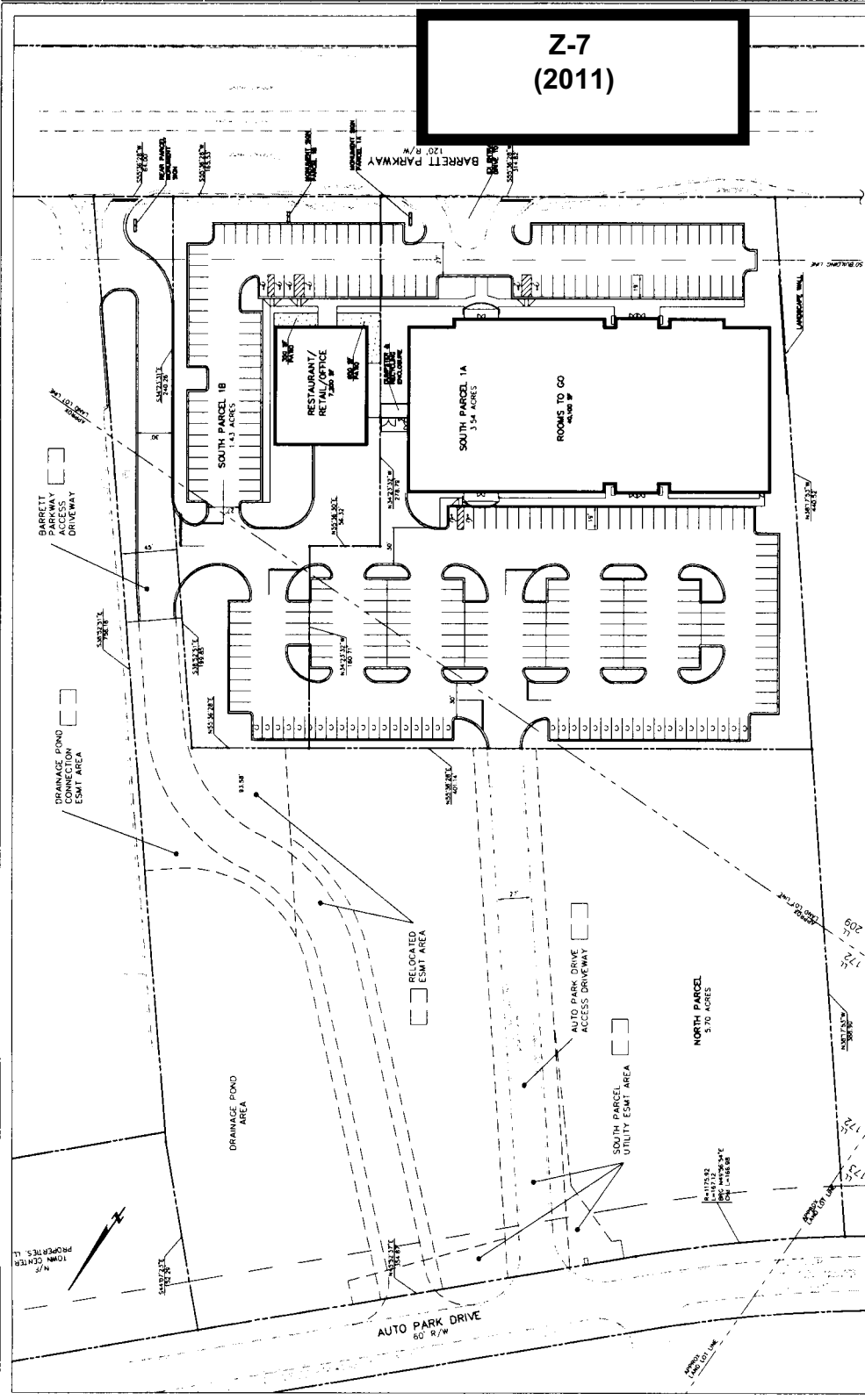


PHOTOMETRICS
CIVIL ENGINEERS
2002 W. PINE BLVD., SUITE 200
ALPHARETTA, GEORGIA 30009-1410
TEL: 770.440.7944 FAX: 770.440.7945

ROOMS TO GO
BARRETT PARKWAY
C08B COUNTY, GEORGIA
400 PENNINGTON DRIVE, SUITE 400
ALPHARETTA, GEORGIA 30208

REVISIONS	DATE	OCCUPATION
1	10/21/11	REVISION
2	11/14/11	REVISION
3	11/14/11	REVISION
4	11/14/11	REVISION
5	11/14/11	REVISION
6	11/14/11	REVISION
7	11/14/11	REVISION
8	11/14/11	REVISION
9	11/14/11	REVISION
10	11/14/11	REVISION

ZONING SITE PLAN
DRAWING NO. Z-1
DATE: 02/03/11
SCALE: 1" = 40'



ZONING SITE PLAN
1" = 40'

REVISED

FEB - 4 2011



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- NOTES**
1. APPROVED'S SHOWN ARE CONCEPTUAL ONLY.
 2. THIS IS NOT A LEGAL PLAN AND IS NOT TO BE USED AS SUCH.
 3. TOTAL SITE AREA = 18.84 ACRES.
 4. TOTAL PARKING REQUIRED IS 202 SPACES (RANGE FROM 100 TO 200 SPACES, AND 8,100 SF).
 5. PROPERTY ZONED IS (GENERAL COMMERCIAL).

APPLICANT: Rooms to Go

678-475-0499

REPRESENTATIVE: Jeffrey H. Finkel

678-475-0499

TITLEHOLDER: GlassRatner Management & Realty Advisors, LLC

as Receiver for Heardco, L.P.

PROPERTY LOCATION: On the north side of Ernest Barrett

Parkway; and on the south side of Auto Park Drive, west of Barrett

Lakes Boulevard.

ACCESS TO PROPERTY: Barrett Parkway, Auto Park Drive

PHYSICAL CHARACTERISTICS OF SITE: Former car

dealership and parking lot

PETITION NO: Z-7

HEARING DATE (PC): 03-01-11

HEARING DATE (BOC): 03-15-11

PRESENT ZONING: GC with

Stipulations

PROPOSED ZONING: GC with

Stipulations

PROPOSED USE: Retail and Removing

Zoning Stipulations

SIZE OF TRACT: 10.67 acres

DISTRICT: 20

LAND LOT(S): 172, 173, 209

PARCEL(S): 11, 17, 25

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: GC & LI/Commercial and Industrial Developments

SOUTH: GC/Developed Commercial Properties

EAST: GC/Former Car Dealership

WEST: GC/Car Dealership

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

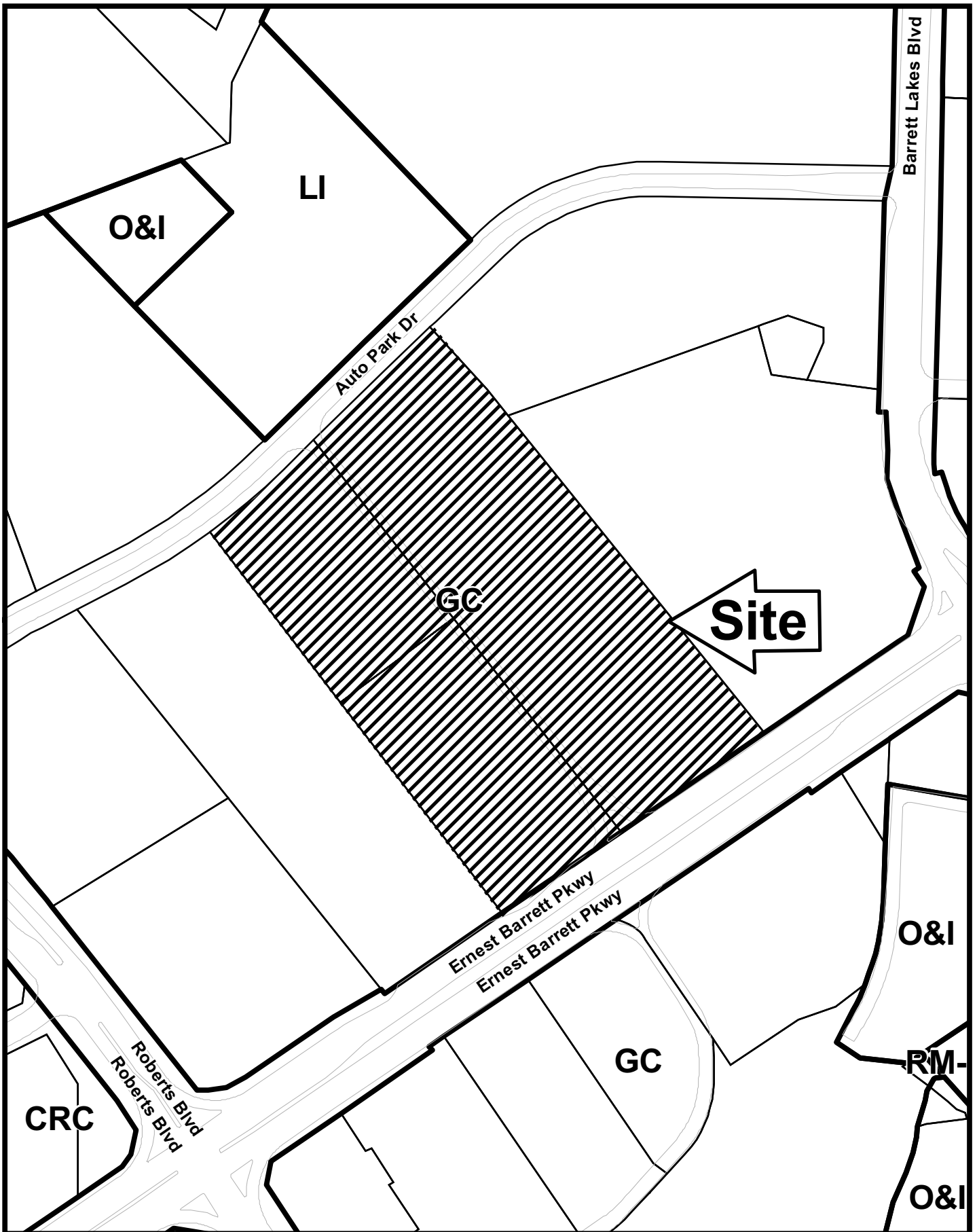
APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

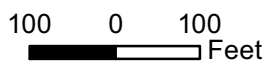
HELD _____ **CARRIED** _____

STIPULATIONS:





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



- City Boundary
- Zoning Boundary

APPLICANT: Rooms to Go

PETITION NO.: Z-7

PRESENT ZONING: GC w/Stipulations

PETITION FOR: GC w/Stipulations

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Regional Activity Center

Proposed Number of Buildings: 2 **Total Square Footage of Development:** 47,300

F.A.R.: 0.101 **Square Footage/Acre:** 4,432

Parking Spaces Required: 274 **Parking Spaces Provided:** 276

Applicant is requesting rezoning from General Commercial with Stipulations to General Commercial with Stipulations in order to remove a stipulation from a previous case that limited the use of the property for a car dealership only. Applicant is proposing a 40,100 square-foot retail furniture store along with an outparcel for a 7,200 square-foot restaurant, retail or office use and a future development on the north parcel. The proposed hours of operation are Monday through Saturday, 10 a.m. to 9 p.m. and Sunday 11 a.m. until 6 p.m. The applicant has also submitted the attached architectural rendering of the proposed Rooms to Go store for your review.

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.

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 Rooms To Go

PETITION NO. Z-007

PRESENT ZONING GC w/stips

PETITION FOR GC w/stips

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 / S side Autopark Drive

Additional Comments: Master meter to be at entrance

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 4700 **Peak= 11750**

Treatment Plant: **Noonday**

Plant Capacity: Available Not Available

Line Capacity: Available Not Available

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

Drv 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 ans 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 Comments: Pre-installed exterior grease traps required for restaurant

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: Rooms To Go

PETITION NO.: Z-7

PRESENT ZONING: GC w/ stips

PETITION FOR: GC w/ stips

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Noonday Creek 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 CONDITION

- 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 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 downstream existing drainage system.

APPLICANT: Rooms To Go

PETITION NO.: Z-7

PRESENT ZONING: GC w/ stips

PETITION FOR: GC w/ stips

DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all 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 proposed site plan is currently in the Plan Review process. All stormwater management comments as well as any modifications that may result from conditions of this rezoning must be addressed prior to issuance of a Land Disturbance Permit.

APPLICANT: Rooms To Go

PETITION NO.: Z-7

PRESENT ZONING: GC with stipulations

PETITION FOR: GC with stipulations

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
Ernest Barrett Parkway	54600	Arterial	45 mph	Cobb County	100'
Auto Park Drive	N/A	Local	25 mph	Cobb County	50'

Based on 2008 traffic counting data taken by Cobb County DOT (Ernest Barrett Parkway)

COMMENTS AND OBSERVATIONS

Ernest Barrett Parkway is classified as an Arterial and according to the available information, the existing right-of-way does meet the minimum requirements for this classification.

Auto Park Drive 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 additional access to Auto Park Drive.

Recommend no additional access to Ernest Barrett Parkway.

Recommend installing sidewalk along the Auto Park Drive road frontage.

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

STAFF RECOMMENDATIONS

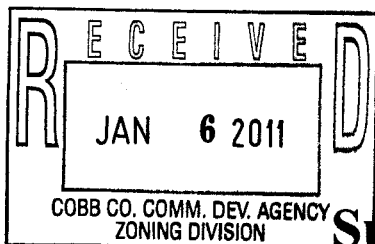
Z-7 ROOMS TO GO

- 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. Other properties in the area are also zoned GC and have a mixture of retail and commercial 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 property has previously been used for a commercial development and the proposed use is an allowed use under the requested GC category.
- 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 as a Regional Activity Center. The applicant is requesting to rezone from GC with Stipulations to GC with Stipulations only to remove a stipulation that limits the property to a specific use. The GC zoning district is still compatible with the Regional Activity Center 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 applicant is proposing a use that is consistent with other commercial developments along this area of Ernest Barrett Parkway.

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

- Revised site plan received by the Zoning Division on February 4, 2011, with the District Commissioner approving minor modifications;
- Rendering of the proposed Rooms to Go store received by the Zoning Division on January 6, 2011, with the District Commissioner approving minor modifications;
- Water and Sewer comments and recommendations;
- Stormwater Management Division comments and recommendations; and
- 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.



Application No. 2-7
2011

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): Rooms To Go retail store with one outparcel for restaurant, retail or office use on south parcel; future development on north parcel
 - b) Proposed building architecture: See attached rendering regarding Rooms To Go building
 - c) Proposed hours/days of operation: Monday - Saturday 10:00 A.M. - 9:00 P.M.
Sunday - 11:00 A.M. - 6:00 P.M.
 - d) List all requested variances: _____
- None
- _____
- _____
- _____

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

.....
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.
