

**APRIL 19, 2011 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 1**

ITEM # 1

PURPOSE

To consider a site plan approval for Goddard at Barrett, LLC regarding rezoning application Z-122 of 1994 (Home Depot), for property located on the east side of Barrett Parkway, north of Dallas Highway in Land Lot 329 of the 20th District.

BACKGROUND

The subject property was zoned NRC with stipulations for a shopping center development in 1994. One of the rezoning stipulations required the site plans for the outlots to be approved by the Board of Commissioners. The area concerning this proposal are outlots 3 and 4. The proposed use would be a Goddard School child development center. The building would be one story in height with a brick and stucco exterior (see attached rendering). The previously stipulated 50 foot landscape buffer and interparcel access would remain intact. The proposal meets the zoning criteria and is a permitted use in the NRC zoning district. If approved, all other zoning stipulations would remain in effect. The Board of Commissioners' decision is attached.

FUNDING

N/A

RECOMMENDATION

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

ATTACHMENTS

Zoning Decision (Exhibit A)
Other Business application (Exhibit B)

APPLICATION NO. Z-122

ORIGINAL DATE OF APPLICATION: 8-16-94

APPLICANT'S NAME: RETAIL PLANNING CORPORATION

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

BOC DECISION OF 8-16-94: The Board of Commissioners deleted application to the CRC and NRC zoning districts subject to: 1) outlots 3 and 4 (as defined on revised site plan dated July 21, 1994) deleted to the NRC zoning district; 2) site plans for outlots 1, 2, 3 and 4 to be approved by the Board of Commissioners; 3) 50 foot landscaped, screening buffer with berms to be installed and maintained along the north property line; 4) owner/developer to provide comprehensive hydrology/detention to include the development of any outparcels; 5) State waters may exist on site which may require undisturbed buffers 25 feet from the top of each bank; 6) any spring activity uncovered must be addressed by a qualified geotechnical engineer; 7) underground detention cannot be supported in light of CWA requirements; 8) hydrology must demonstrate no adverse affects on water quality discharging from site in compliance with Cobb CWA NPDES Permit; 9) owner/developer to enter into a Development Agreement pursuant to O.C.G.A. 36-71-13 for dedication of system improvements to mitigate traffic concerns; 10) a maximum of three driveways from Ridgeway Road subject to the review of Cobb County DOT and a maximum of one access from Dallas Highway, if permissible, subject to the Georgia DOT; 11) interparcel access between all outparcels to be provided; 12) owner/developer required to meet all Cobb County Development Standards and Ordinances related to project improvements; 13) all access locations from Ridgeway Road shall be constructed with a minimum of 150 foot deceleration lanes. Motion by

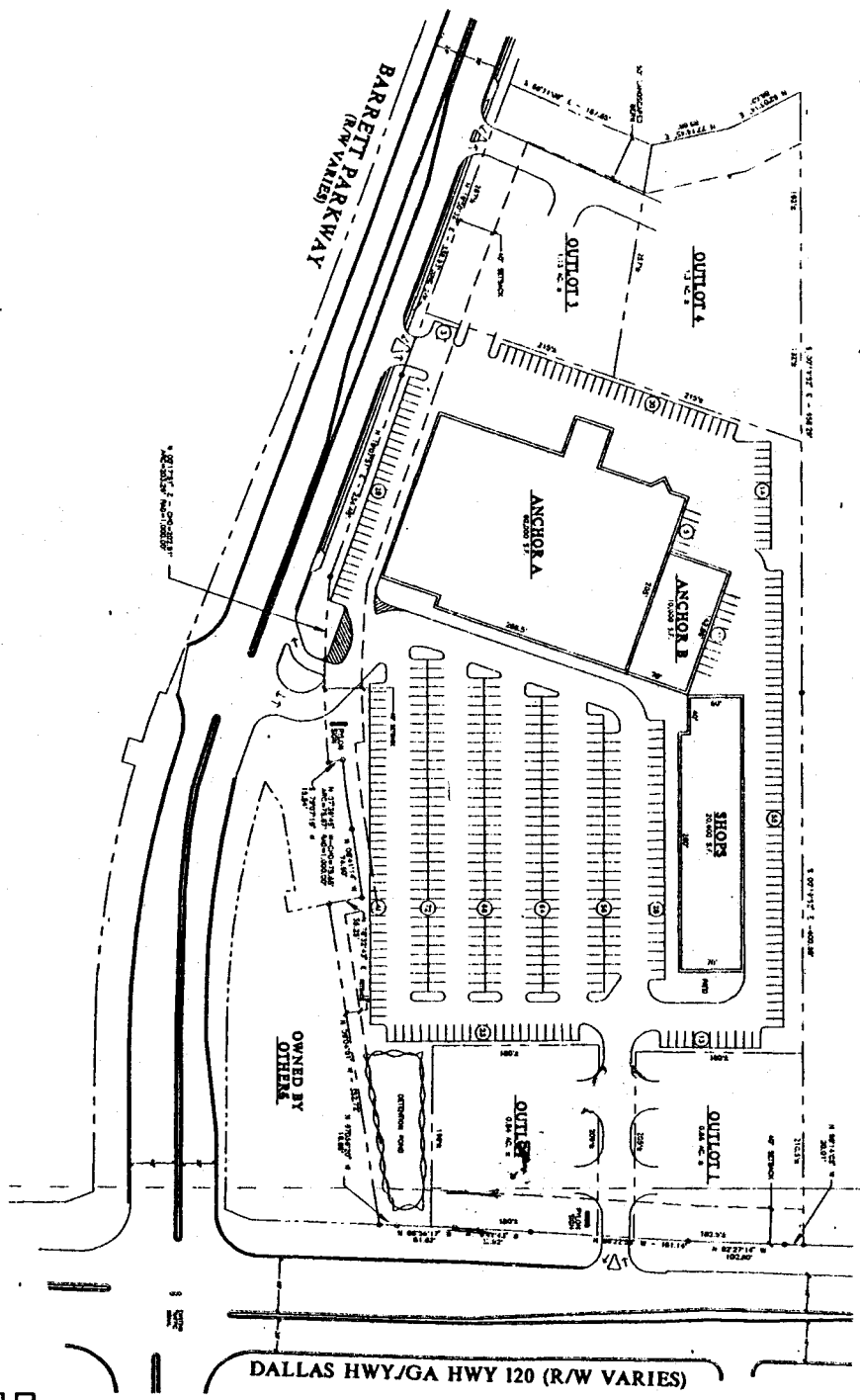
Byrne, second by Cooper, carried, 5-0.

Karen L. Hach

Karen L. Hach, Deputy County Clerk
Cobb County Board of Commissioners

*50' Road Frontage
or Variance for
Rear Properties*

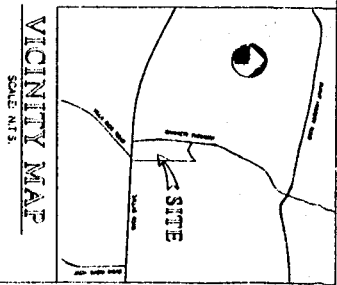
2 1994
 Cobb County
 Community Development Dept.
ZONING DIVISION



SITE PLAN
 SCALE: 1" = 50'

NOT TO SCALE
 THE DIMENSIONS AND LOCATIONS OF THE BUILDINGS AND DRIVE AISLES ARE APPROXIMATE.

SITE ANALYSIS	
ANCHOR A	40,000 S.F.
ANCHOR B	10,000 S.F.
SHOPS	20,000 S.F.
TOTAL BUILDING AREA	70,000 S.F.
PARKING SPACES	317 SPACES
DRIVE AISLES	57,750 S.F.
TOTAL DRIVE AREA	12,500 SQUARE FEET



VICINITY MAP
 SCALE: 1" = 1/2 MILE

PROJECT: PROPOSED DEVELOPMENT
 COBB COUNTY, GEORGIA

CLIENT: RETAIL PLANNING CORPORATION
 ADDRESS: 1100 W. BUCKLEBOURNE DRIVE
 ALPHARETTA, GEORGIA 30201

DATE: 7-21-94

JOB NUMBER: 93-11402

DATE: 7-21-94

REVISIONS:

SHEET NUMBER: C-1

PAULSON & ASSOCIATES, INC.
 LAND PLANNERS ENGINEERS
 275 VILLAGE PARKWAY
 MARIETTA, GEORGIA 30067
 PHONE: (404) 851-1987
 FAX: (404) 851-1835

APPLICATION NO. _____

ORIGINAL DATE OF APPLICATION: 08-16-94

APPLICANTS NAME: RETAIL PLANNING CORPORATION

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

BOC DECISION OF 02-17-04 ZONING HEARING:

**OTHER BUSINESS ITEM #8 – TO CONSIDER A SITE PLAN AMENDMENT
FOR HIGHLAND COMMERCIAL BANK REGARDING Z-122 (RETAIL
PLANNING CORPORATION) OF AUGUST 16, 1994**

To consider a site plan amendment for Highland Commercial Bank regarding Z-122 (Retail Planning Corporation) of August 16, 1994, for property located on the east side of Ernest Barrett Parkway, north of Dallas Highway in Land Lot 329 of the 20th District.

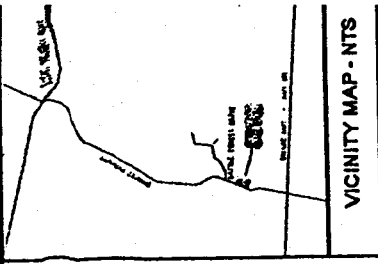
Mr. Mark Danneman, Zoning Division Manager, provided information regarding request to amend the site plan. Following presentation, the following motion was made:

MOTION: Motion by Goreham, second by Lee, to **approve** site plan amendment for Highland Commercial Bank regarding Z-122 (Retail Planning Corporation) of August 16, 1994, for property located on the east side of Ernest Barrett Parkway, north of Dallas Highway in Land Lot 329 of the 20th District **subject to:**

- **conversion of existing building to a banking facility and allow construction of a drive-in banking facility on the northern portion of the existing building**
- **site plan dated January 5, 2004, with the District Commissioner approving minor modifications to site layout (copy attached and made a part of these minutes)**
- **Staff comments and recommendations at Plan Review**
- **stormwater mitigation issues to be reviewed by the District Commissioner**
- **Stormwater Management Division to approve final site plan**
- **all previously approved conditions/stipulations to remain in full force and effect**

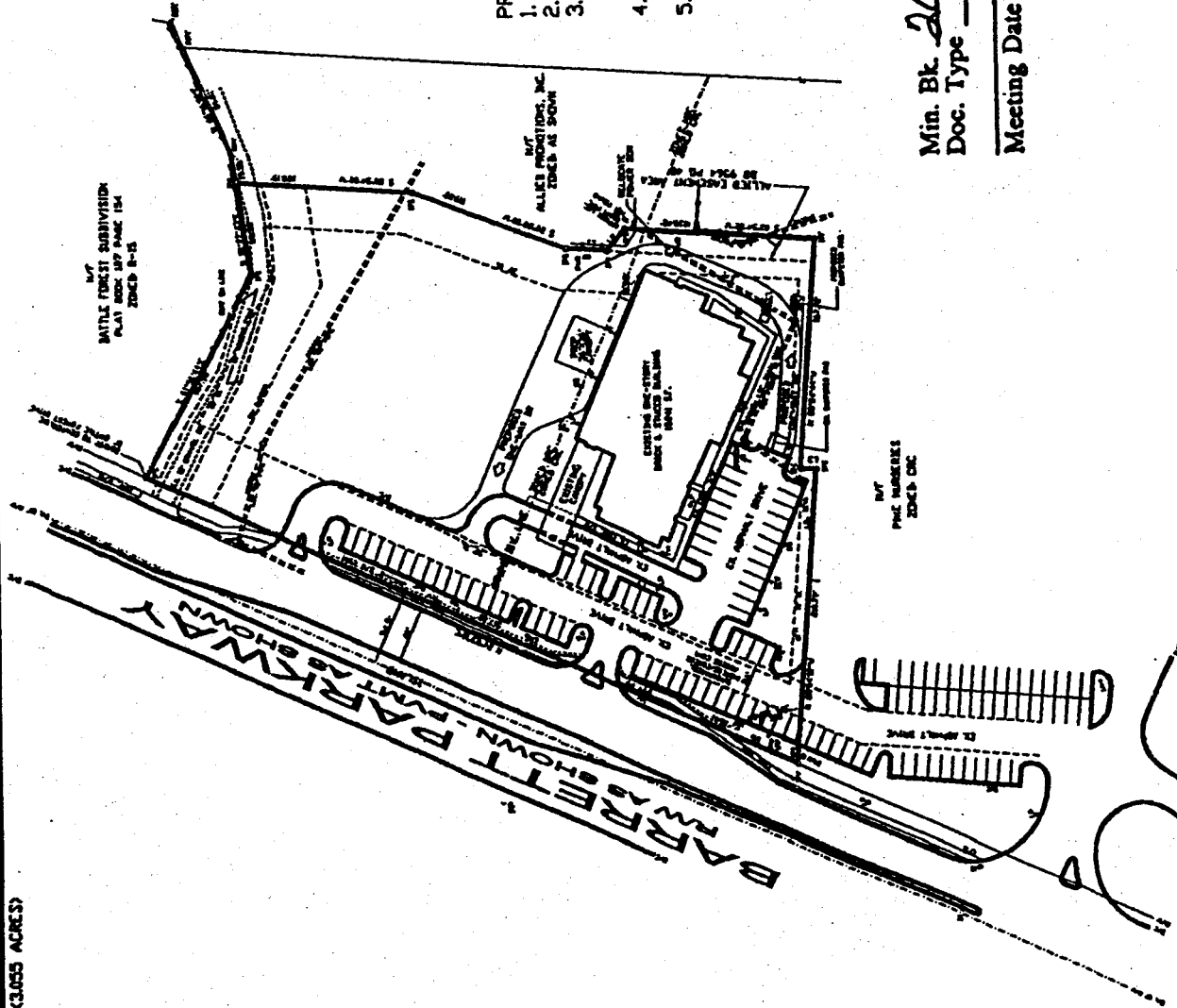
VOTE: **ADOPTED** unanimously.

April 19, 2011
 Exhibit "A"
 Other Business Item 01



TRACT AREA = 133,093 SF. (3.055 ACRES)

LINE	BEARING	DISTANCE
1, 1	S 89°54'30"W	241.7'
1, 2	S 48°11'00"E	200.0'
1, 3	S 01°35'00"W	11.30'



- PROJECT DATA:
1. TRACT AREA = 3.055 ACRES
 2. CURRENT ZONING NRC & CRC
 3. PROPOSED USAGE IS A BANK FACILITY WITH DRIVE THROUGH CANOPY TO BE ADDED AS SHOWN.
 4. NO WETLANDS, LAKES, STREAMS, FLOOD PLAIN, OR CEMETERIES EXIST ON SITE
 5. THIS SITE PLAN IS PREPARED FOR THE PURPOSE OF AMENDING THE CURRENT APPROVED SITE PLAN.

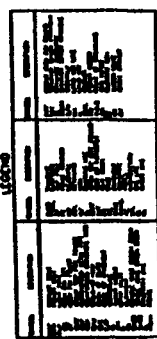
Z-100 94
 Min. Bk. *De* Petition No. *2/BUS#8*
 Doc. Type *Site Plan*

Meeting Date *2/17/2024*

NO.	REVISIONS	DATE	BY	DATE	BY

LAND LOT 209 8TH DISTRICT
 2ND SECTION
 COBB COUNTY, GEORGIA

HIGHLAND FINANCIAL SERVICES, LLC



PAUL LEE CONSULTING ENGINEERING
 Paul Lee Consulting Engineering
 1400 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Tel: 404-525-1234 Fax: 404-525-1235

Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: 4-19-11

R E C E I V E D MAY 1	April 19, 2011 Exhibit "B" Other Business Item 01
	COBB CO. COMM. DEV. AGENCY ZONING DIVISION

Applicant: Goddard at Barrett, LLC Phone #: 770-617-9528
(applicant's name printed)

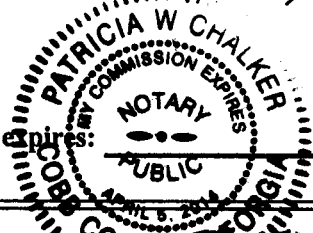
Address: 880 Randall Ct, Marietta, GA 30064 E-Mail: johnshelley@bellsouth.net

John L. Shelley Address: 880 Randall Ct, Marietta, GA 30064
(representative's name, printed)

John Shelley Phone #: 770-617-9528 E-Mail: johnshelley@bellsouth.net
(representative's signature)

Signed, sealed and delivered in presence of:

Patricia W. Chalker My commission expires: _____
Notary Public



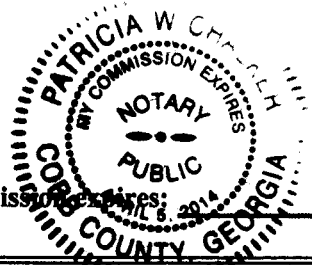
Titleholder(s): HIGHLAND COMMERCIAL BANK Phone #: 770-519-4250
(property owner's name printed)

Address: 3411 ERNEST BARRETT PKWY E-Mail: James.Powell@highlandcommercialbank.com
MARIETTA, GEORGIA 30064

James Powell CEO
(Property owner's signature)

Signed, sealed and delivered in presence of:

Patricia W. Chalker My commission expires: _____
Notary Public



Commission District: 1 Zoning Case: Z-122

Date of Zoning Decision: 8/16/94 Original Date of Hearing: 8/16/94

Location: 3411 ERNEST BARRETT PKWY, Marietta, GA 30064
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 329 District(s): 20th section 2

State specifically the need or reason(s) for Other Business: For board approval of lots 3 and 4.

(List or attach additional information if needed)

RECEIVED
MAY 15 2011
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

