

Z-20  
(2012)

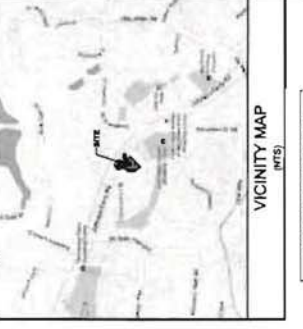
**MPV PROPERTIES**  
DEVELOPER

**COMMERICAL SITE SOLUTIONS**  
PLANNING AND DESIGN

ZONING PLAN  
COBB COUNTY, GEORGIA  
AAA AUTO CLUB  
SOUTH

Z-1  
DATE: 2/20/12  
DRAWN BY:  
CHECKED:

REVISED	COMMENT



**SITE INFORMATION**

LOGIC LOCATION INFORMATION  
1415 WOODLAWN PARKWAY ROAD  
WOODLAWN, GA 30189  
COBB COUNTY, GA  
PARCEL ID NUMBER: 0100120070

ZONING  
COMMERCIAL ZONING: CB (COMMUNITY RETAIL CENTER)

PREVIOUS ZONING: CB (COMMUNITY RETAIL CENTER)

ADDITIONAL USES  
AAA TRAVEL ASSISTANCE / CAR CARE CENTER

PROPOSED BUILDINGS  
AAA TRAVEL ASSISTANCE / CAR CARE CENTER  
AAA TRAVEL ASSISTANCE / CAR CARE CENTER  
AAA TRAVEL ASSISTANCE / CAR CARE CENTER  
AAA TRAVEL ASSISTANCE / CAR CARE CENTER

PROPOSED USES  
AAA TRAVEL ASSISTANCE / CAR CARE CENTER

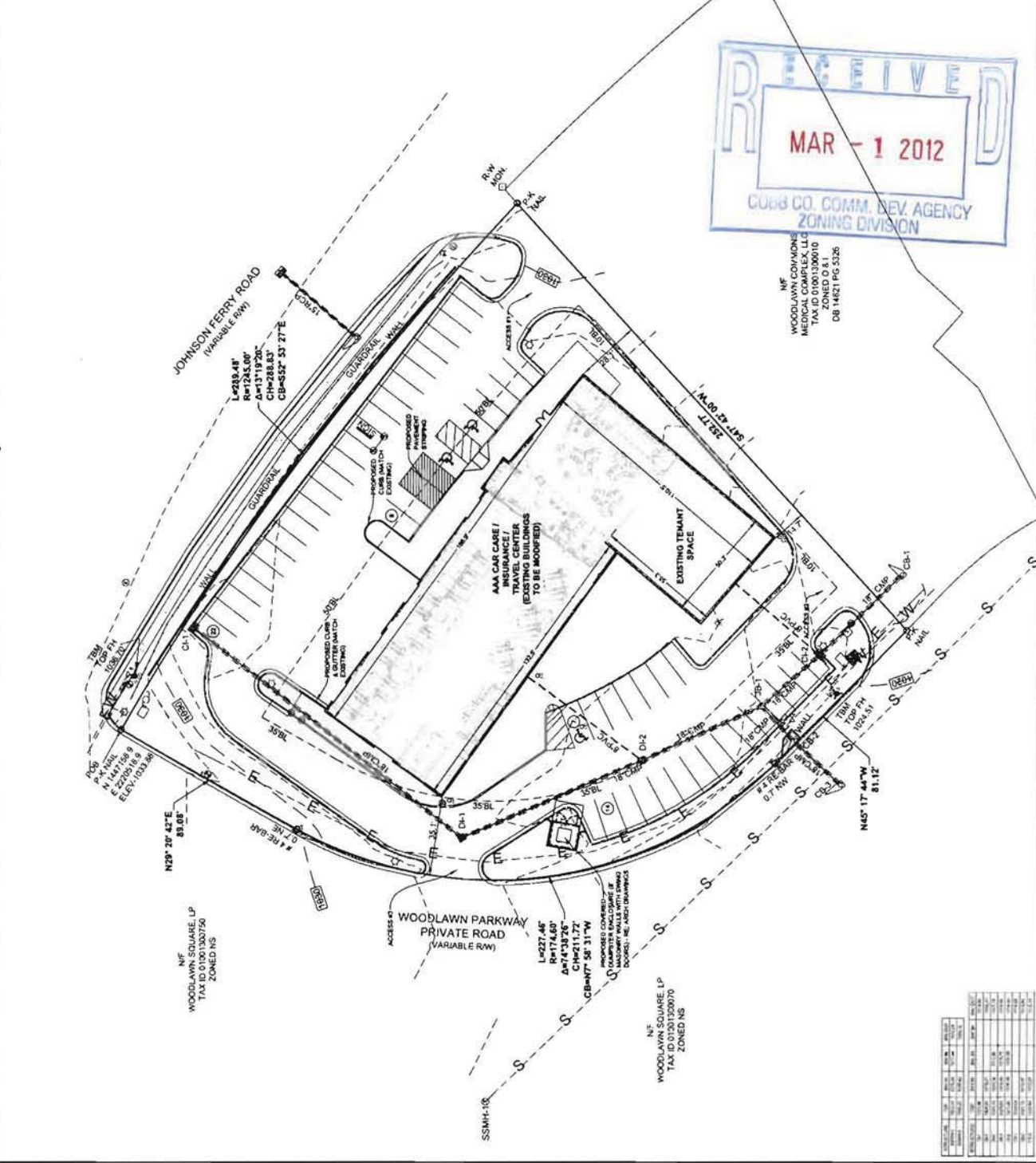
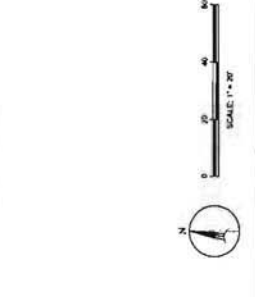
PROPOSED DRIVEWAYS  
AAA TRAVEL ASSISTANCE / CAR CARE CENTER

PROPOSED SIGNAGE  
AAA TRAVEL ASSISTANCE / CAR CARE CENTER

PROPOSED LIGHTING  
AAA TRAVEL ASSISTANCE / CAR CARE CENTER

PROPOSED LANDSCAPING  
AAA TRAVEL ASSISTANCE / CAR CARE CENTER

FOR INFORMATION, ARCHITECTURAL, ENGINEERING, AND SURVEYING WORKSHOPS ARE REQUIRED TO SUBMIT ARCHITECTURAL AND ENGINEERING WORK TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW. THE ARCHITECTURAL AND ENGINEERING WORKSHOPS ARE REQUIRED TO SUBMIT ARCHITECTURAL AND ENGINEERING WORK TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW. THE ARCHITECTURAL AND ENGINEERING WORKSHOPS ARE REQUIRED TO SUBMIT ARCHITECTURAL AND ENGINEERING WORK TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW.



NO.	DATE	BY	REVISION
1	2/20/12	MPV	ISSUE FOR PERMITS
2	2/20/12	MPV	REVISIONS
3	2/20/12	MPV	REVISIONS
4	2/20/12	MPV	REVISIONS
5	2/20/12	MPV	REVISIONS
6	2/20/12	MPV	REVISIONS
7	2/20/12	MPV	REVISIONS
8	2/20/12	MPV	REVISIONS
9	2/20/12	MPV	REVISIONS
10	2/20/12	MPV	REVISIONS

**APPLICANT:** Alterman Woodlawn, LLC  
(404) 255-8881

**REPRESENTATIVE:** John H. Moore (770) 429-1499  
Moore Ingram Johnson & Steele, LLP

**TITLEHOLDER:** Alterman Woodlawn, LLC

**PROPERTY LOCATION:** At the southeast intersection of Johnson  
Ferry Road and Woodlawn Parkway  
(1197 Johnson Ferry Road).

**ACCESS TO PROPERTY:** Woodlawn Parkway

**PHYSICAL CHARACTERISTICS TO SITE:** Existing commercial/  
medical office building

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** R-20/School and NS/Bank
- SOUTH:** NS/Developed Retail Center and O&I/Developed Office Buildings
- EAST:** NS/Bank and O&I/Developed Office Building
- WEST:** NS/Developed Retail Center

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

**PLANNING COMMISSION RECOMMENDATION**

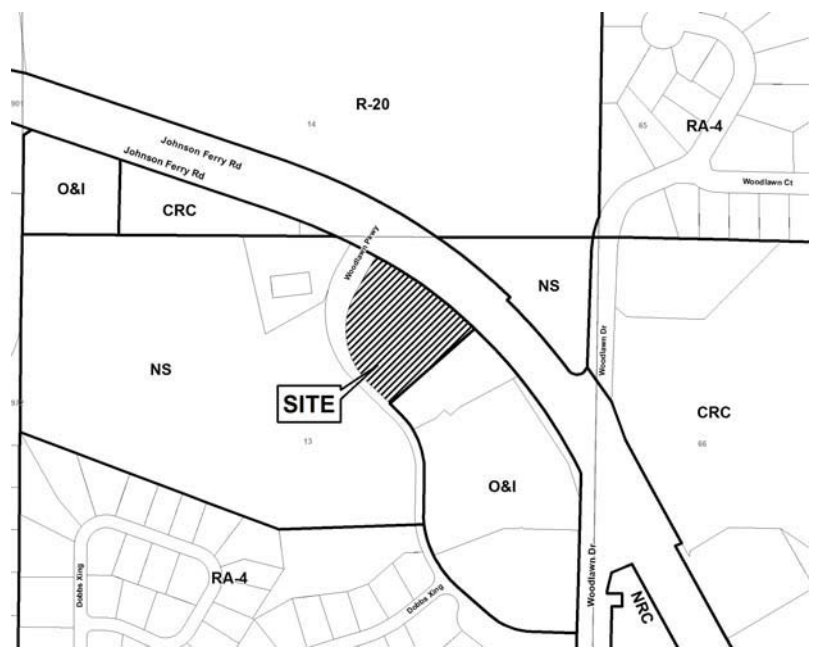
**APPROVED**        **MOTION BY**         
**REJECTED**        **SECONDED**         
**HELD**        **CARRIED**       

**BOARD OF COMMISSIONERS DECISION**

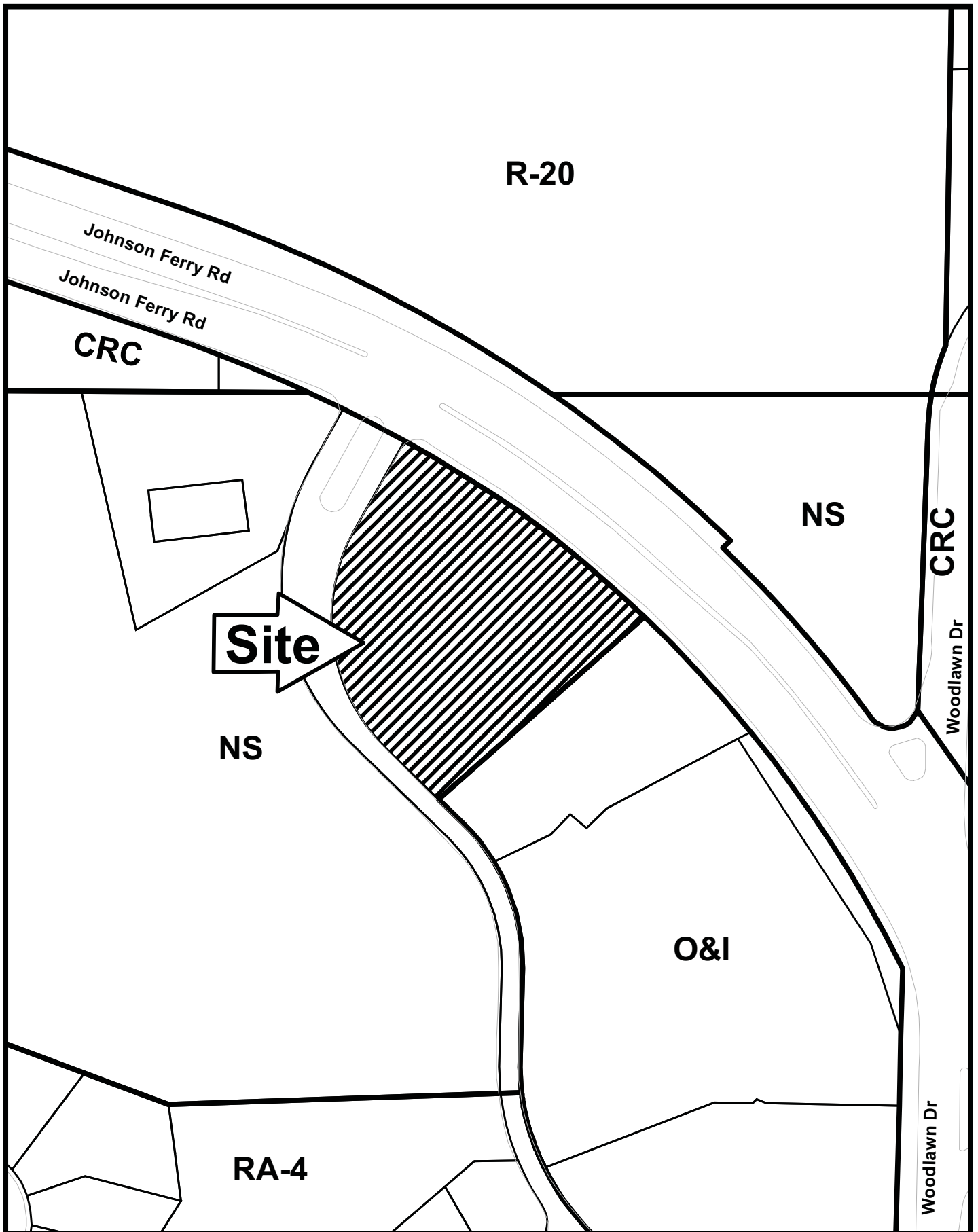
**APPROVED**        **MOTION BY**         
**REJECTED**        **SECONDED**         
**HELD**        **CARRIED**       

**STIPULATIONS:**

**PETITION NO:** Z-20  
**HEARING DATE (PC):** 05-01-12  
**HEARING DATE (BOC):** 05-15-12  
**PRESENT ZONING:** NS with Stipulations  
**PROPOSED ZONING:** CRC  
**PROPOSED USE:** Office and Retail  
**SIZE OF TRACT:** 1.31 acres  
**DISTRICT:** 1  
**LAND LOT(S):** 13  
**PARCEL(S):** 7  
**TAXES: PAID** X **DUE**         
**COMMISSION DISTRICT:** 2





# Z-20



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

0 100 200 Feet



-  City Boundary
-  Zoning Boundary

APPLICANT: Alterman Woodlawn, LLC

PETITION NO.: Z-20

PRESENT ZONING: NS

PETITION FOR: CRC

\*\*\*\*\*

**ZONING COMMENTS:**

**Staff Member Responsible:** Jason A. Campbell

**Land Use Plan Recommendation:** Community Activity Center (CAC)

**Proposed Number of Buildings:** 2/Existing **Total Square Footage of Development:** 10,920

**F.A.R.:** 0.19 **Square Footage/Acre:** 8,335

**Parking Spaces Required:** 51 **Parking Spaces Provided:** 61

Applicant is requesting the Community Retail Commercial (CRC) zoning category for the purpose of office/retail and light automotive repair. The hours of operation will be Monday through Saturday, 8 a.m. until 9 p.m. and Sunday, 1 p.m. until 7 p.m. The existing open MRI business will remain and the frame shop is moving. The offices will be travel and insurance. The light auto repair will not have body work, tow trucks; repairs will be drive in and drive out; there will be very few overnight stays; there will be no engines pulled, no displays of tires out front and no floor drain system.

**Cemetery Preservation:** No comment.

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**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: Alterman Woodlawn, LLC

PETITION NO.: Z-20

PRESENT ZONING: NS

PETITION FOR: CRC

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**PLANNING COMMENTS:**

The applicant is requesting a rezoning from NS with stipulation to CRC for purposes of retail and office. The 1.31 acre site is located at the southeast intersection of Johnson Ferry Road and Woodlawn Parkway.

**Comprehensive Plan**

The parcel is within a Community Activity Center (CAC) future land use category with NS with stipulation zoning designations. The purpose of the CAC category is for areas that can meet the immediate needs of several neighborhoods or communities.

**Master Plan/Corridor Study**

The parcel is with the study boundary of the Johnson Ferry Road Urban Design 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 \_\_\_\_\_

Does the current site plan comply with the design requirements?

Yes         No         Not applicable

APPLICANT Alterman Woodlawn, LLC

PETITION NO. Z-020

PRESENT ZONING NS w/Stips

PETITION FOR CRC

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**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 Johnson Ferry 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: **At site in Johnson Ferry Road**

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

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 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: Alterman Woodlawn, LLC

PETITION NO.: Z-20

PRESENT ZONING: NS w/ stips

PETITION FOR: CRC

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**STORMWATER MANAGEMENT COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Bishop 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 \_\_\_\_\_.

APPLICANT: Alterman Woodlawn, LLC

PETITION NO.: Z-20

PRESENT ZONING: NS w/ stips

PETITION FOR: CRC

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**STORMWATER MANAGEMENT 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. No site improvements are proposed at this time. Any redevelopment of parcel must meet applicable stormwater management requirements.



**APPLICANT: Alterman Woodlawn, LLC**

**PETITION NO.: Z-20**

**PRESENT ZONING: NS with Stipulations**

**PETITION FOR: CRC**

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**COBB COUNTY DEPARTMENT OF TRANSPORTATION RECOMMENDATIONS**

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
Johnson Ferry Road	51800	Arterial	35 mph	Cobb County	100'
Woodlawn Parkway	N/A	Local	25 mph	Cobb County	50'

*Based on 2009 traffic counting data taken by Cobb County DOT (Johnson Ferry Road)*

**COMMENTS AND OBSERVATIONS**

Johnson Ferry 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.

Woodlawn Parkway is classified as a local and according to the available information the existing right-of-way does not meet the minimum requirement for this classification.

**RECOMMENDATIONS**

Recommend no access to Johnson Ferry Road.

Recommend sidewalk along the Woodlawn Parkway frontage.

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

## STAFF RECOMMENDATIONS

### **Z-20 ALTERMAN WOODLAWN, LLC**

- 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 have similar zonings and development.
- 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 been used for retail and office uses in the past, with the MRI office remaining.
- 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 within a Community Activity Center (CAC). The proposed uses are allowed under CRC and the CRC zoning category is compatible with the 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 approving the applicant's rezoning proposal. The property has been used for retail and office in the past. The MRI office will remain and the proposal also calls for retail and light auto repair, all of which are allowed under CRC.

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

- Site plan received by the Zoning Division on March 1, 2012, with the District Commissioner approving minor modifications;
- No outdoor storage;
- No outdoor display of merchandise;
- No junk vehicles kept on site;
- 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. z-20  
May (2012)

# 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): Office/Retail/Light Automotive Repair
  - b) Proposed building architecture: Traditional
  - c) Proposed hours/days of operation: Monday-Saturday - 8:00 a.m. - 9:00 p.m.;  
Sunday - 1:00 p.m. - 7:00 p.m.
  - d) List all requested variances: None known at this time
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

None known at this time

\_\_\_\_\_

\_\_\_\_\_

.....  
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, to the best of our knowledge,  
information, and belief.

\*Applicant specifically reserves the right to amend any information contained herein at any time during the rezoning process.

**ATTACHMENT TO APPLICATION FOR REZONING**

**IMPACT ANALYSIS STATEMENT**



**Application No.:** Z-20 (2012)  
**Hearing Dates:** May 1, 2012 and  
May 15, 2012

**Applicant/Titleholder:** Alterman Woodlawn, LLC

Analysis of impact of the proposed rezoning with respect to the following:

- (a) The Application for Rezoning requests rezoning of a 1.31 acre tract located at the intersection of Johnson Ferry Road and Woodlawn Parkway (known as 1197 Johnson Ferry Road) (hereinafter "Subject Property" or "Property") from the current zoning classification of Neighborhood Shopping ("NS") to the proposed zoning classification of Community Retail Commercial ("CRC"). Applicant proposes to modify and renovate, and tie-in the two existing structures on the Property to accommodate a AAA Car Care Center and related offices; as well as have space available for other retail uses. Due to the economic climate over the last several years, the existing space has not been viable and utilized to its potential. Applicant proposes renovation of the existing space in order to secure a quality, long-term user; as well as, allow for the remaining space to be occupied by several smaller users. To accomplish this goal, it is necessary to rezone the Subject Property from the existing, grandfathered NS classification in order to perform the renovations.
- (b) This zoning proposal will have no adverse effect on the existing use or usability of adjacent or nearby property. The uses allowable under the proposed CRC zoning classification should have a minimal, if any, impact on surrounding properties. The rezoning should have a positive effect to allow for uses which would enhance the services offered to the surrounding community. If approved and used according to the request, the adjacent and nearby property owners should benefit in higher land values. The county will benefit in increased revenue.
- (c) The property as zoned does not have a reasonable economic use. Approval of the requested rezoning will allow for reasonable, economic use of the Subject Property.
- (d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

- (e) The zoning proposal is in conformity with the Land Use Map of Cobb County, Georgia, as well as the policy and intent of the Land Use Plan as evidenced by the existing zoning category of Neighborhood Shopping.
  
- (f) The Subject Property was rezoned to the NS zoning classification as part of rezoning of a larger, surrounding tract. The entire area has changed dramatically since the initial rezoning of the Subject Property. In order to allow for upgrades, refurbishing, and modification of the existing structures, and to better serve the surrounding community, the requested rezoning is necessary. These conditions, in addition to the economic climate, make the zoning proposal consistent with current conditions affecting the Subject Property.