

**NOVEMBER 19, 2013 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 4**

ITEM # 9

PURPOSE

To consider a site plan amendment for Weingarten Realty Investors regarding rezoning application #167 of 1987 (The Oxford Group, Inc.), for property located on the north side of the East West Connector between Hospital South Drive and Brookwood Drive, and on the south side of Mulkey Road in Land Lot 920 of the 19th District.

BACKGROUND

The subject property was rezoned site plan specific to General Commercial (GC) in 1987 for a shopping center. The shopping center was built in 1990 and was successful for a number of years. Now, the portion of the shopping center on the eastern side of the property needs to be redeveloped due to vacant tenant space. This request entails revising the approved site plan to demolish the existing 107,000 square-foot former Home Depot building, and redeveloping the property with 83,586 of retail space, which would be anchored by L.A. Fitness. The proposed building architecture is contained in the Other Business packet. If approved, all previous zoning stipulations would remain in effect.

FUNDING

N/A

STAFF COMMENTS

Cobb D.O.T.: Recommend southern most Brookwood Drive access to align with existing drive across Brookwood Drive. Recommend entrance requirements to be determined during plan review. Recommend the owner enter into a Landscape License Agreement with Cobb County DOT for all pipes encroaching on the right-of-way. Recommend no parking spaces in the right-of-way.

Stormwater Management: Subject to Plan Review.

RECOMMENDATION

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

ATTACHMENTS

Other Business application and stipulations.

Application for "Other Business" Cobb County, Georgia

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

2013 OCT 11 PM 1:41
BOC Hearing Date Requested: 11.19.2013
COBB COUNTY ZONING DIVISION

Applicant: WEINGARTEN REALTY Phone #: 770.618.1078
(applicant's name printed)

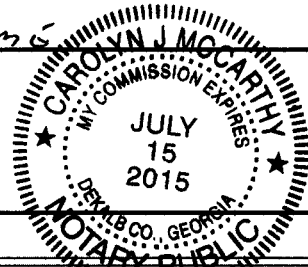
Address: 4745 ASHFORD DUNWOODY RD STE A E-Mail: kdaigle@weingarten.com

KEITH DAIGLE Address: SAME
(representative's name, printed)

K Daigle Phone #: SAME E-Mail: SAME
(representative's signature)

Signed, sealed and delivered in presence of:

Carolyn J. McCarthy My commission expires: _____
Notary Public



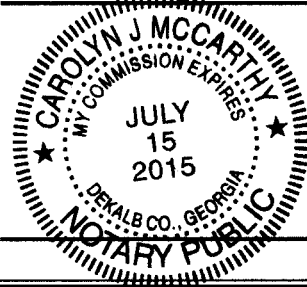
Titleholder(s): WEINGARTEN HOSTET, INC Phone #: SAME
(property owner's name printed)

Address: SAME E-Mail: SAME

K Daigle
(Property owner's signature) REG. DIR. OF CONSTRUCTION

Signed, sealed and delivered in presence of:

Carolyn J. McCarthy My commission expires: _____
Notary Public



Commission District: 4 Zoning Case: 167

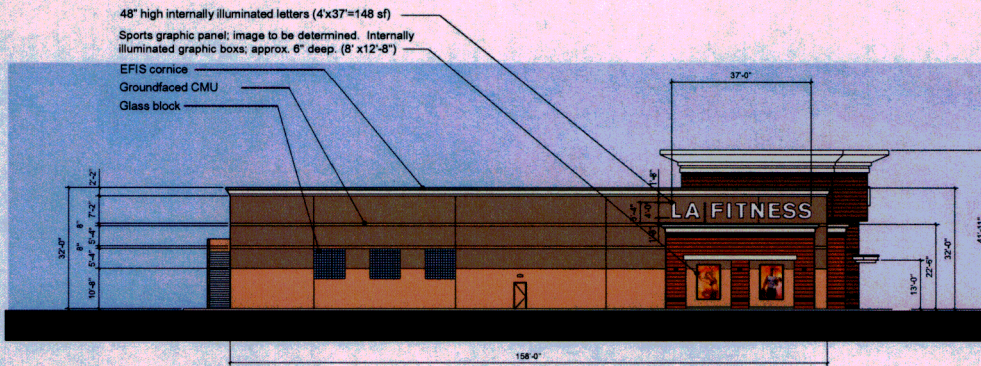
Date of Zoning Decision: 8.18.87 Original Date of Hearing: 8/18/1987
1-24-89

Location: CORNER AUSTELL RD, MULKEY RD, BROOKWOOD DRIVE EAST/WEST CONNECTOR
(street address, if applicable; nearest intersection, etc.)

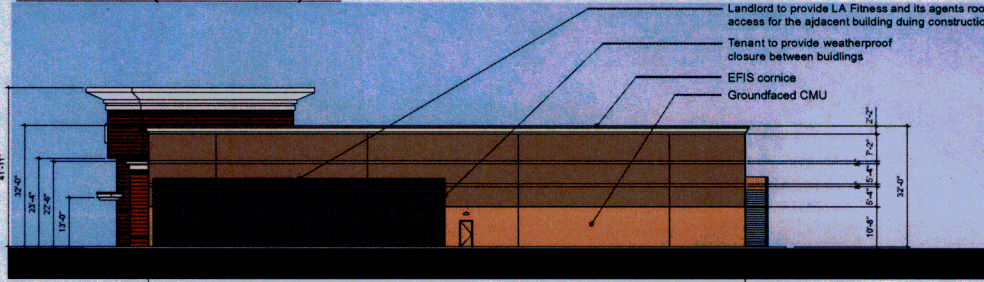
Land Lot(s): 920 & 921 District(s): _____

State specifically the need or reason(s) for Other Business: REDEVELOPMENT
PER ATTACHED PLAN - DEMO OLD BIG BOX - NEW
ANCHOR TENANT - NEWSHOP BUILDING & NEW PAD.

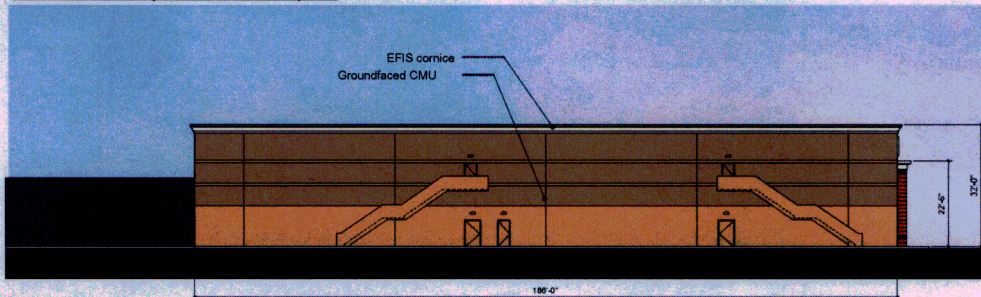
(List or attach additional information if needed)



Side Elevation (North Elevation)

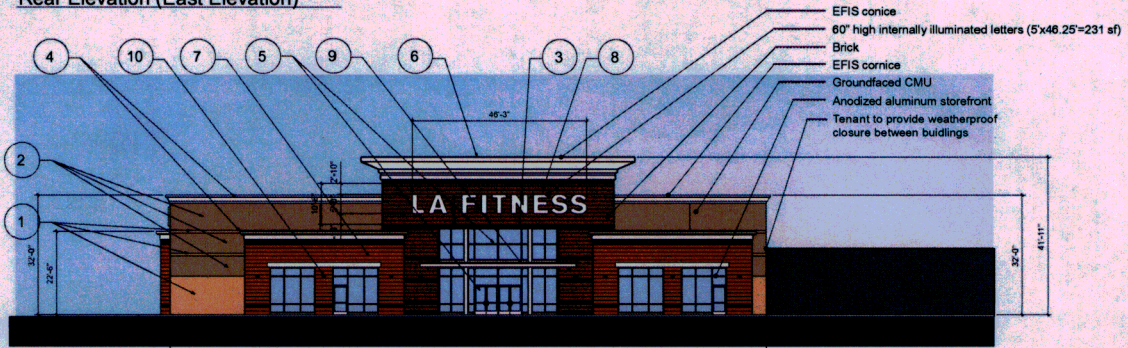


Side Elevation (South Elevation)



ADJACENT BUILDING ← LA FITNESS →

Rear Elevation (East Elevation)



Front Elevation (West Elevation)

LA FITNESS ← ADJACENT BUILDING →

Color Legend

- | | | | | | | | | | |
|---|---|---|---|---|--|---|---|----|---|
| 1 | Groundfaced CMU, Belsco Supreme, Light Mauve | 2 | Groundfaced CMU, standard color to match or similar to ICI Paint - #A1729 Ancient Pottery | 3 | Brick - Accent coursing at rotunda - Watertown Brick - Color: M2 Houston, Type 8 & Scarsdale | 4 | EIFS Cornice - Match Dryvit, #449 Buckskin, Sandpebble. | 5 | Storefront & Entry Doors - Clear anodized finished aluminum at storefront, panels and entry doors w/ dual glazed blue green tint glass |
| 6 | EIFS Cornice - Match ICI Paints - #2010 - Snowfield | 7 | Brick - Field brick at arcades - Glen-Gery, Keystone Series, Schenley, or equivalent that matches color and texture | 8 | Brick - Field brick at rotunda - Watertown Brick - Color: Scarsdale | 9 | Metal Canopy - Match ICI Paints - #2010 - Snowfield | 10 | Light Fixture - color to be Texture Black or Satin Black - Kim Lighting fixture WFS74. Fixture to be full cut-off, "dark sky" fixture per Fairfax County requirements |

INFORMATION PROVIDED FOR DESIGN INTENT ONLY. DESIGN PROFESSIONAL OF RECORD IS RESPONSIBLE FOR VERIFICATION OF APPLICABLE CODE REQUIREMENTS.



Concept Elevations - Alexandria South, Springfield South, VA

Tenant's Preferred Building Signage

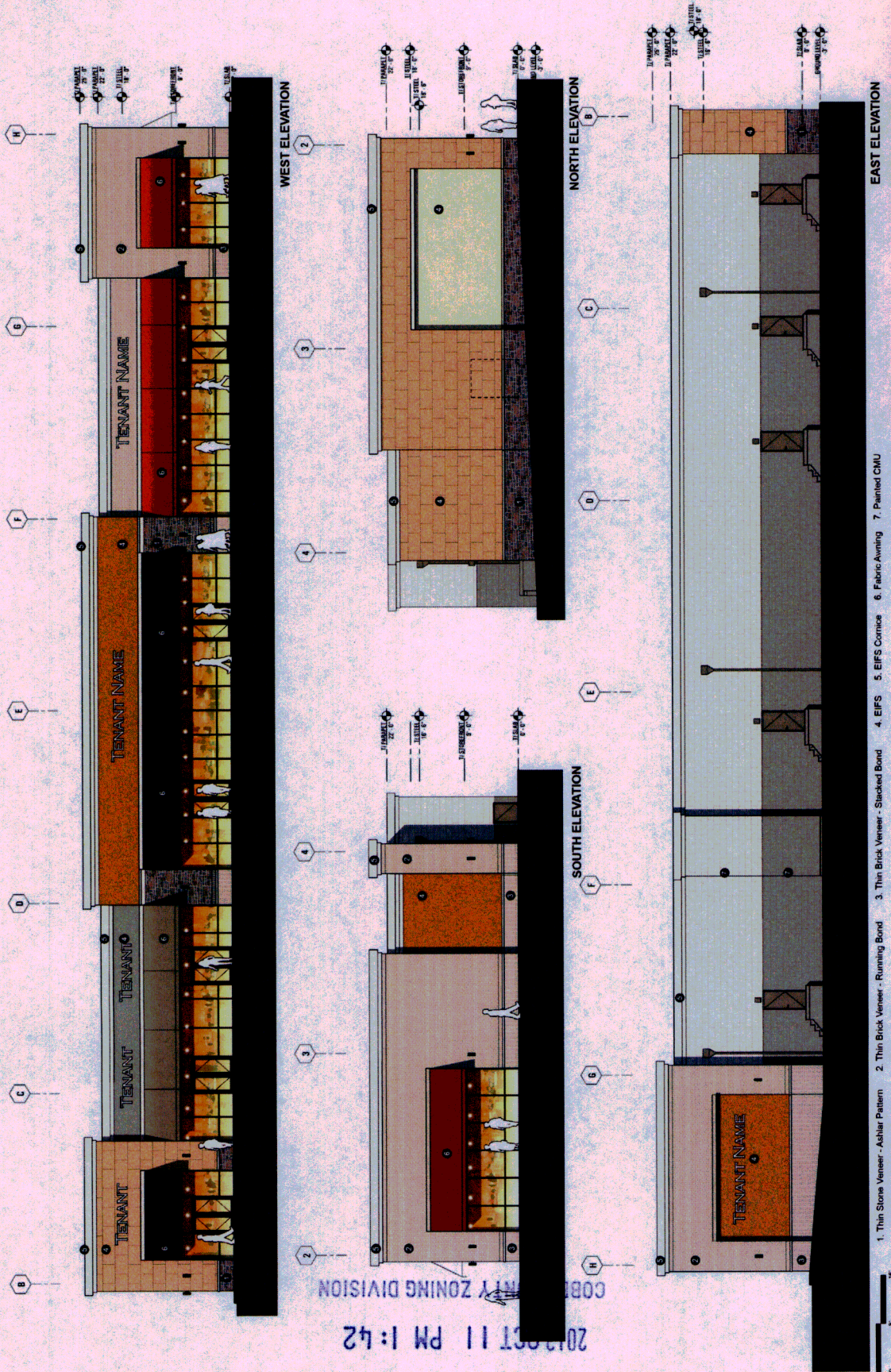
09.25.13

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- 1. Thin Stone Veneer - Ashlar Pattern
- 2. Thin Brick Veneer - Running Bond
- 3. Thin Brick Veneer - Stacked Bond
- 4. EIFS
- 5. EIFS Corice
- 6. Fabric Awning
- 7. Painted CMU

BROOKWOOD SQUARE - Concept Elevations

17 SEPTEMBER 2013

WEINGARTEN REALTY



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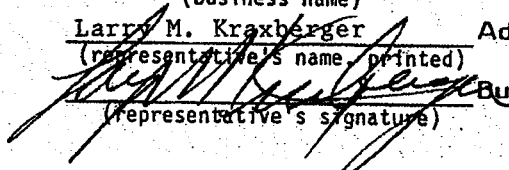
APPLICATION FOR REZONING
TO THE
COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES
AND THE
COBB COUNTY PLANNING COMMISSION
(type or print clearly)

Application No. 167

Hearing Date 8-18-87

Applicant The Oxford Group, Inc. Business Phone (404)952-7000 Home Phone N/A
(business name)

Larry M. Kraxberger Address 1000 Parkwood Circle, Ste 200, Atlanta, GA
(representative's name, printed)



Business Phone (404)952-7000 Home Phone (404)953-8700
(representative's signature)

Titleholder See attached Exhibit "A" Business Phone _____ Home Phone _____

Signature _____ Address _____
(attach additional signatures, if needed)

General Commercial &

Zoning Request From Planned Shopping Center To General Commercial
(present zoning) (proposed zoning)

For the Purpose of Shopping Center, Restaurants and Related Commercial Uses Size of Tract 24.2002 acre(s)
(subdivision, restaurant, warehouse, apts., etc.)

Location Corner Austell Road, Mulkey Road, Brookwood Drive and proposed East/West
(street address, if applicable, nearest intersection, etc.) Connector _____

Land Lot(s) 920 and 921 District 19th

Recommendation of Planning Commission 7/21/87 - Planning Commission continued public hearing for 30 days. Motion carried 4-0. 8/18/87 - Planning Commission recommended application be approved subject to the following: 1) signage to be ground based with no off-premise signs; 2) no portable signs; 3) subject to Cobb D.O.T. recommendations and review by Plan Review Committee; 4) architectural and landscaping plans to be reviewed and approved by the Staff with
Henry A. Howard Chairman cont.

Board of Commissioners' Decision 8/18/87 - Board of Commissioners approved application as stated above. Motion by Clay, seconded by Smith, carried 4-0-1, Paschal abstaining.

1-24-89 Regular Meeting of Board of Commissioners - Approval of site plan for the Oxford Group for Austell Road Development: Motion: To approve the site plan as submitted, marked Exhibit A
Clay E. Smith Chairman see second page

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COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES
COBB COUNTY PLANNING COMMISSION

Date of Application _____ Date of Hearing August 18, 1987

Applicant's Name The Oxford Group, Inc.
Address 1000 Parkwood Circle, Suite 200
Atlanta, GA 30338

Recommendation of Planning Commission (Cont'd from page 1):

the Board of Commissioners having final approval of plan. Motion by McAfee, seconded
by Jones, carried 5-0.

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Henry A. ... Chairman

Final Decision of Board of Commissioners (Cont'd from page 1):

on file in the Zoning Department, for the Oxford Group's Austell Road development, located
at the southeast intersection of Austell Road and Mulkey Road, and the northwest intersection
of the East-West Connector and Brookwood Drive subject to all other stipulations placed on
the property at the time of rezoning to remain in force. (Subject property was rezoned
on July 21, 1988, Application No. 167) VOTE: ADOPTED unanimously
11-21-89 Board of Commissioners approved revised site plan dated November 10, 1989, on file in the
Planning and Zoning Department Offices. Motion by Phaschal, second by Burton. Carried 4-0-1
Powell absent from vote.

Carl E. ... Chairman

Philip L. ... Chairman

ROBERTSON
LOIA
ROOF
ARCHITECTS

ARCHITECTS & ENGINEERS

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2013 OCT 11 PM 1:41

BRICKWOOD
BELLARINE
COBB COUNTY, GA

SITE

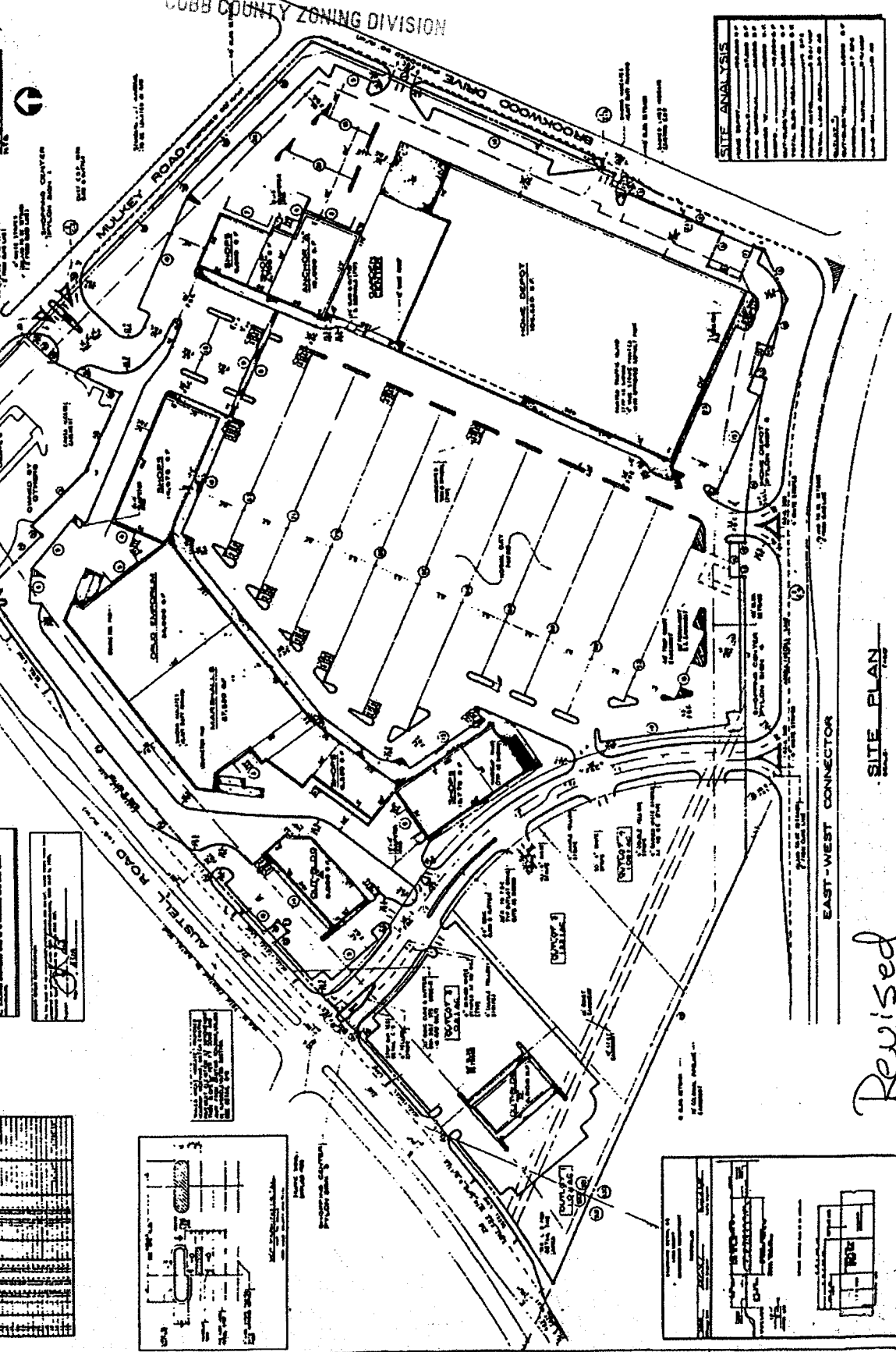
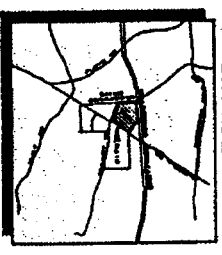
RETAL PLANNING
CORPORATION

WEST 1141

SITE PLAN

ISSUED BY: []
DATE: []
JOB NUMBER: []
WEST NUMBER: []

C-1

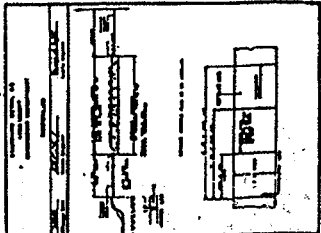
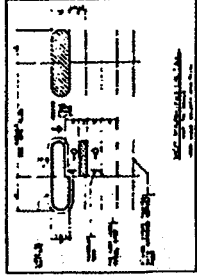


COBB COUNTY ZONING DIVISION

COBB COUNTY ZONING DIVISION

COBB COUNTY ZONING DIVISION

| NO. | REVISION | DATE | BY | CHKD. |
|-----|--------------------------|----------|-----|-------|
| 1 | ISSUED FOR PERMIT | 10/11/13 | [] | [] |
| 2 | REVISED PER PLAN NO. [] | [] | [] | [] |
| 3 | REVISED PER PLAN NO. [] | [] | [] | [] |
| 4 | REVISED PER PLAN NO. [] | [] | [] | [] |
| 5 | REVISED PER PLAN NO. [] | [] | [] | [] |
| 6 | REVISED PER PLAN NO. [] | [] | [] | [] |
| 7 | REVISED PER PLAN NO. [] | [] | [] | [] |
| 8 | REVISED PER PLAN NO. [] | [] | [] | [] |
| 9 | REVISED PER PLAN NO. [] | [] | [] | [] |
| 10 | REVISED PER PLAN NO. [] | [] | [] | [] |



Revised
Proposed

SITE PLAN