

Application for "Other Business" Cobb County, Georgia

OB-36

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

2014 JUN 10 PM 12:07
COB COUNTY GEORGIA
FILED IN OFFICE

BOC Hearing Date Requested: July 15, 2014

Applicant: Mark Van DeWater (IN CARE OF AEC, INC) Phone #: 770-641-1942
(applicant's name printed)

Address: 50 Warm Springs Circle E-Mail: mdv@aecatl.com

Mark Van DeWater Address: 50 Warm Springs Circle, Roswell, GA 30075
(representative's name, printed)

Mark Van DeWater Phone #: 770-641-1942 E-Mail: mdv@aecatl.com
(representative's signature)

Signed, sealed and delivered in presence of:

Bradley D Riffel
Notary Public

My commission expires: 11/05/17

Titleholder(s): Costco Wholesale Corporation Phone #: 425-313-8100
(property owner's name printed)

Address: 999 Lake Drive, Issaquah WA 98027 E-Mail: GTsuboi@costco.com

[Signature]
(Property owner's signature)

Signed, sealed and delivered in presence of:

Stephanie R Gardner
Notary Public

My commission expires: 5-6-17

Commission District: 1 Zoning Case: Z-42 (1996)

Date of Zoning Decision: July 1, 1996 Original Date of Hearing: March 19, 1996

Location: 645 Earnest Barrett Parkway, Kennesaw, GA 30144
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 719, 718 District(s): 16

State specifically the need or reason(s) for Other Business: The Costco Wholesale Facility at Town Center is proposing to expand the existing Fuel Sales Facility located on-site. The proposed expansion includes adding an additional island that will have four (4) fueling positions. The original zoning case heard by the Board of Commissioners included a Site Plan. This is a change to the original Site Plan.

(List or attach additional information if needed)



2-42 of 1996
"Revised" DOT comments
as referenced in zoning
minutes of 3-19-96.
Kan Hester

TRANSPORTATION

PETITION NO. Z-42

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	CLASSIFICATION	MIN. R.O.W. REQUIREMENTS
Ernest Barrett Parkway (S.R. 5 Connector)	34,000	Arterial	100'
Greers Chapel Drive	N/A	Local (Proposed)	70'
Cobb Place Blvd	N/A	Local	70'
Home Center Drive	N/A	Minor Collector (Proposed)	60'

Ernest Barrett Parkway (S.R. 5 Connector) is classified as an Arterial, Greers Chapel Drive is classified as a Minor Collector, Home Center Drive and Cobb Place Blvd are both classified as Local Roads. According to the available information, the existing right-of-way on Greers Chapel Drive does not meet the minimum requirements for this classification.

DOT is agreeable to two access locations on Barrett Parkway.

DOT is agreeable to 60' of right-of-way on Greers Chapel Drive provided there is 36' of pavement from back of curb to back of curb. Recommend upgrading road to commercial standards with curb and gutter along the entire property frontage.

Due to topographical impacts on the development, DOT is agreeable to two driveways for truck access only and a maximum of three driveways for automobiles to accommodate out parcel #2 and the retail centers. All access locations will be subject to review and approval through the plan review process.

As necessitated by this development for ingress/egress to the Arterial a minimum 150' deceleration/acceleration lanes will be required.

The applicant will have to verify that minimum intersection sight distance is available at all access locations. If it is not, the applicant will have to implement remedial measures, subject to approval by the Department, to achieve the minimum requirements.

2-42 of 1996
 "Revised" DOT comments
 as referenced in zoning
 minutes of 3-19-96.
Kan Hwa

TRANSPORTATION

PETITION NO. Z-42

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	CLASSIFICATION	MIN. R.O.W. REQUIREMENTS
Ernest Barrett Parkway (S.R. 5 Connector)	34,000	Arterial	100'
Greers Chapel Drive	N/A	Local (Proposed)	70'
Cobb Place Blvd	N/A	Local	70'
Home Center Drive	N/A	Minor Collector (Proposed)	60'

Ernest Barrett Parkway (S.R. 5 Connector) is classified as an Arterial, Greers Chapel Drive is classified as a Minor Collector, Home Center Drive and Cobb Place Blvd are both classified as Local Roads. According to the available information, the existing right-of-way on Greers Chapel Drive does not meet the minimum requirements for this classification.

DOT is agreeable to two access locations on Barrett Parkway.

DOT is agreeable to 60' of right-of-way on Greers Chapel Drive provided there is 36' of pavement from back of curb to back of curb. Recommend upgrading road to commercial standards with curb and gutter along the entire property frontage.

Due to topographical impacts on the development, DOT is agreeable to two driveways for truck access only and a maximum of three driveways for automobiles to accommodate out parcel #2 and the retail centers. All access locations will be subject to review and approval through the plan review process.

As necessitated by this development for ingress/egress to the Arterial a minimum 150' deceleration/acceleration lanes will be required.

The applicant will have to verify that minimum intersection sight distance is available at all access locations. If it is not, the applicant will have to implement remedial measures, subject to approval by the Department, to achieve the minimum requirements.

2-4-28/1996
continued

RECOMMENDATIONS:

Recommend applicant consider entering into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the north side of Greers Chapel Drive a minimum of 30' from the roadway centerline and provide 36' of pavement from back of curb to back of curb; b) upgrade Greers Chapel Drive to commercial standards with curb and gutter along the entire property frontage.

Recommend a maximum of two access locations on Barrett Parkway.

Recommend a maximum of five driveways on Greers Chapel Drive; two driveways for truck access only and three driveways to serve outparcel #2 and the retail centers. Furthermore, recommend locations be subject to review and approval through the plan review process.

Recommend 150' deceleration/acceleration lanes for ingress/egress from the Arterial.

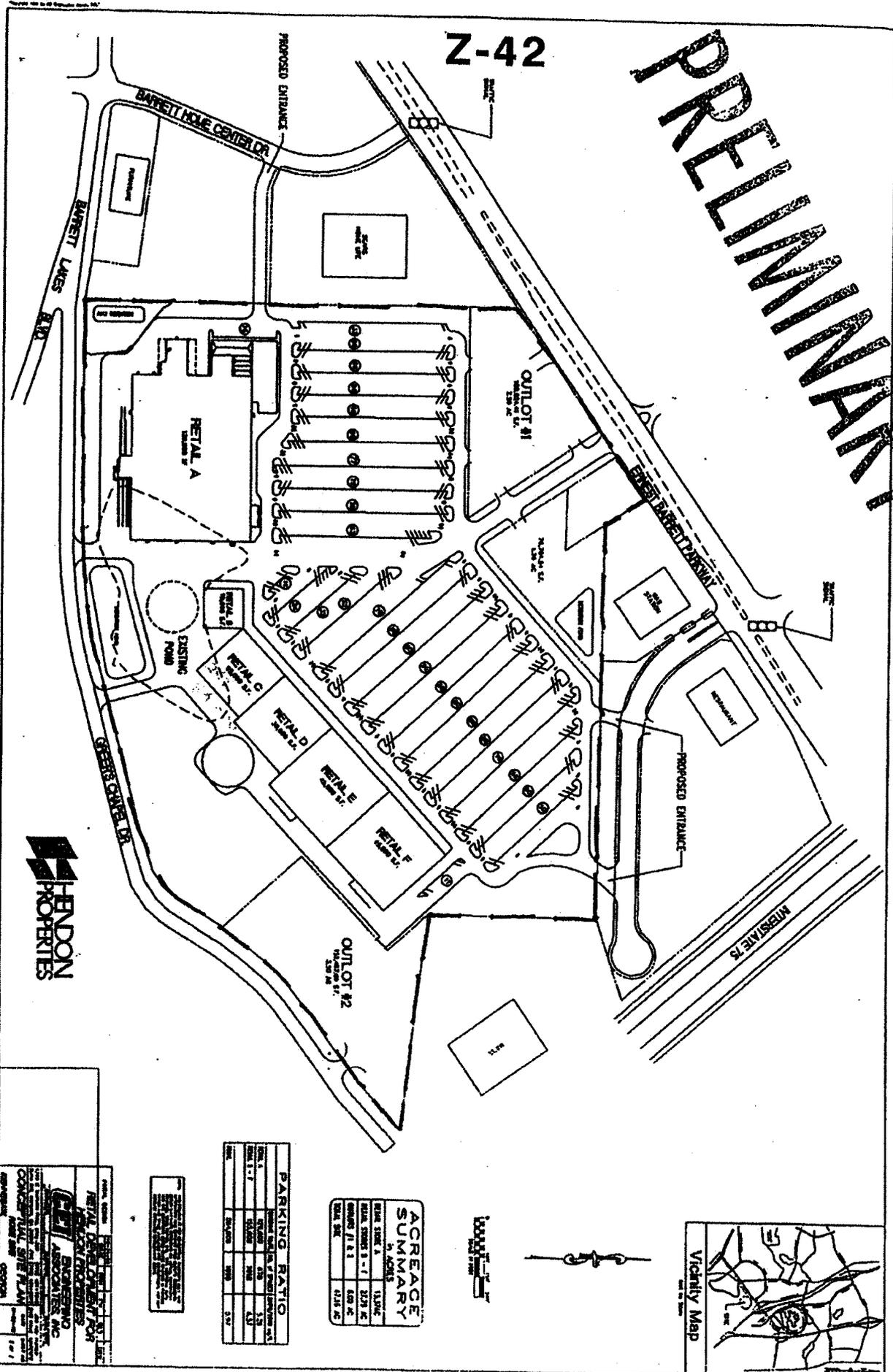
Applicant verify that minimum intersection sight distance is available at all access locations and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirements.

GDOT permits will be required for all work encroaching upon state right-of-way.

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

PRELIMINARY

Z-42

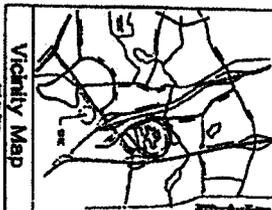


ACREAGE SUMMARY

NET ACREAGE	1.13
NET ACRES	1.13

PARKING RATIO

TYPE	PER 1,000 SF	PER 1,000 SF	PER 1,000 SF
RETAIL	1.0	1.0	1.0
OFFICE	1.0	1.0	1.0
RESIDENTIAL	1.0	1.0	1.0
INDUSTRIAL	1.0	1.0	1.0
OTHER	1.0	1.0	1.0



CEI ENGINEERING AND ARCHITECTURE
 1000 S. GREEN CREEK DR.
 GREENSBORO, NC 27409
 TEL: 336-853-1111
 FAX: 336-853-1112
 WWW.CEI-ARCHITECTS.COM

APPLICANT: Hendon Property Assoc., L.P.
 REPRESENTATIVE: Cameron S. Zurbruegg
404-262-7400
 TITLEHOLDER: AMR Partners, L.P.
770-428-6629

PETITION NO.: Z-42
 HEARING DATE (PC): 03-05-96
 HEARING DATE (BOC): 03-19-96
 PRESENT ZONING: R-20, CF
 PROPOSED ZONING: GC

PROPERTY LOCATION: Located on the south side
of Ernest Barrett Parkway and north of Greers
Chapel Drive.

PROPOSED USE: Multi-Tenant
Retail Shopping
Center

ACCESS TO PROPERTY: Ernest Barrett Parkway and
Greers Chapel Drive

SIZE OF TRACT: 47.16 acres
 DISTRICT: 16th
 LAND LOT(S): 650, 718, 719

PHYSICAL CHARACTERISTICS OF SITE: Partially
graded, wooded and undeveloped

PARCEL(S): 1, 4
 TAXES: PAID DUE x
 COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH: GC/Barrett Pavilions, Target, Media Play
- SOUTH: RM-12, R-20/Aml Apartments under construction
- EAST: CRC/BP Gas/Convenience, Days Inn
- WEST: CRC/Sears Home Store

OPPOSITION: NO. OPPOSED PETITION NO. SPOKESMAN

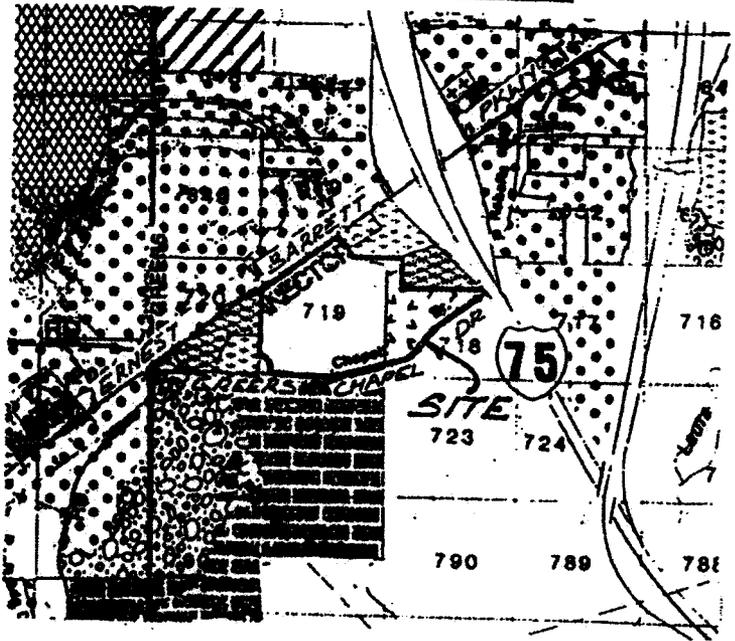
PLANNING COMMISSION RECOMMENDATION

APPROVED MOTION BY
 REJECTED SECONDED
 HELD CARRIED

BOARD OF COMMISSIONERS DECISION

APPROVED MOTION BY
 REJECTED SECONDED
 HELD CARRIED

STIPULATIONS:





APPLICANT Hendon Property Assoc., L.P.

PETITION NO. Z-42

PRESENT ZONING R-20, CF

PETITION FOR GC

PLANNING COMMENTS:

Staff Member Responsible: Ed Thomas

Land Use Plan Recommendation: Regional Activity Center

Proposed Number of Buildings 2

Total Square Footage
of Development 284,000

F.A.R. 6022 Square Footage/Acre

Parking Spaces Required 1420

Parking Spaces Provided 1696

Applicant is proposing a multi-tenant retail shopping center.

Building to be decorative block with brick accents.

Developer has several commitments at this time.

Applicant is working with Sears Home Life for access to Barrett Home Center Drive.

Signage to be within Cobb County Code.

Historic Preservation: No comment.

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.

Archaeology:

APPLICANT Hendon Property Assoc., L.P.

PETITION NO. Z-42

PRESENT ZONING R-20, CF

PETITION FOR GC

FIRE COMMENTS:

<u>Station No. & Location</u>	<u>Response Time</u>	<u>adequate</u>	<u>inadequate</u>
1. <u>Rescue #8 Cherokee Street</u>	<u>4</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <u>Engine #8 Cherokee Street</u>	<u>5</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. <u>Engine #12 Brackett Road</u>	<u>6</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

GPM Requirements 1,500 Water Main Size Required: 12"

Additional Comments:

DRAINAGE COMMENTS:

 No FEMA Flood Plain or
County Ordinance Flood Hazard

Basin Affected Tributary #6 to Noonday Creek Within FEMA 100 Yr. Flood Plain

Is Project Located Within MRPA Yes No Within Co. Ordinance Flood Hazard

Percentage & Location of Floodplain undefined at existing lake/outlet channel and
at detention ponds

Additional Comments:

Control site stormwater discharges so as not to exceed the capacity of downstream storm drainage systems. Minimize stormwater runoff into public roads. Minimize the effect of the concentrated stormwater discharges from the proposed project onto adjacent properties. Developer must secure from downstream property owner(s) any rights-of-way required to receive the concentrated stormwater discharges from the proposed development. Provide comprehensive hydrology/detention to include the development of any outparcels. This project is subject to the Cobb County Flood Damage Prevention Ordinance requirements. The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineers. State waters may exist on this site which may require undisturbed buffers 25 feet from the top of each bank. Submit all proposed site improvements to Plan Review at the Community Development Department. Water controlling effects of existing lake must be used as baseline for calculating allowable flows for development.

Developed runoff from site should be managed to a rate that reflects the loss of effect of existing pond. Downstream drainage system should be evaluated to determine acceptable discharge rate from detention. Detention must not encroach into right-of-way of Greers Chapel Road without permission of Cobb County DOT.

This project is required to meet the provisions of the Cobb County Tree Preservation and Replacement Ordinance. (effective date - April 3, 1989)

APPLICANT Hendon Property Assoc., L.P.

PETITION NO. Z-42

PRESENT ZONING R-20, CF

PETITION FOR GC

TRAFFIC COMMENTS:

	Average Daily Trips	Classification	Minimum Right-of-Way Requirements
<u>Barrett Pkwy (SR 5 Conn)</u>	<u>34,000</u>	<u>Arterial</u>	<u>100'</u>
<u>Greers Chapel Drive</u>	<u>N/A</u>	<u>Local (proposed)</u>	<u>70'</u>
<u>Home Center Drive</u>	<u>N/A</u>	<u>Minor Coll. (prop)</u>	<u>60'</u>
<u>Cobb Place Blvd.</u>	<u>N/A</u>	<u>Local</u>	<u>70'</u>

Additional Comments:

Ernest Barrett Parkway (S.R. 5 Connector) is classified as an Arterial, Greers Chapel Drive is classified as a Minor Collector, Home Center Drive and Cobb Place Blvd are classified as Local Roads. According to the available information, the existing right-of-way on Greers Chapel Drive does not meet the minimum requirements for this classification.

DOT suggests Greers Chapel Drive be upgraded to commercial standards to include widening, curb and gutter and that the northeast end of Greers Chapel Drive be cul-de-saced.

To minimize operational and safety concerns, DOT is agreeable to a maximum of one additional access location on Ernest Barrett Parkway (internal access only for outlot #1) and a maximum of two access locations on Greers Chapel Drive. Furthermore, the proposed entrance on Home Center Drive should align with the opposing driveway on the west side of Home Center Drive. An access easement from the adjacent property owner may be required.

As necessitated by this development for ingress/egress to the Arterial a minimum 150' deceleration/acceleration lanes will be required.

The applicant will have to verify that minimum intersection sight distance is available at all access locations. If it is not, the applicant will have to implement remedial measures, subject to approval by the Department, to achieve the minimum requirements.

RECOMMENDATIONS:

Recommend applicant consider entering into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the north side of Greers Chapel Drive a minimum of 35' from the roadway centerline; b) upgrade Greers Chapel Drive to commercial standards to include widening, curb and gutter and cul-de-sacing the northeast portion of road.

Recommend a maximum of one access location on Ernest Barrett Parkway, a maximum of two access locations on Greers Chapel Drive and aligning the access location on Home Center Drive with the opposing driveway on the west side. Applicant may be required to obtain an access easement from the adjacent property owner.

Recommend 150' deceleration/acceleration lanes for ingress/egress from the Arterial.

Applicant verify that minimum intersection sight distance is available at all access locations and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirements.

GDOT permits will be required for all work encroaching upon state right-of-way.

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

ORIGINAL DATE OF APPLICATION: 3/96

APPLICANTS NAME: HENDON PROPERTY ASSOC., L.P.

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

OTHER BUSINESS ITEM OF 7-16-96 ZONING HEARING: To consider Site Plan Approval for Town Center Commons regarding application Z-42 (Hendon Property) of March 19, 1996, located on the south side of Ernest Barrett Parkway, west of I-75 in Land Lots 650, 718 and 719 of the 16th District. (Dr. McCoy Rose property).

Mr. Danneman reviewed the site plan submitted by Hendon Property which represents 40.63 acres of the originally zoned 47.16 acres. Mr. Danneman stated that all the uses were not shown on the plan submitted, and the Board of Commissioners responded that their approval of the remaining users/uses of the property was not required. Following this presentation and discussions the Board of Commissioners approved request for Site Plan Approval for Town Center Commons (reference zoning application Z-42 of March 19, 1996 -- Hendon Property), located on the south side of Ernest Barrett Parkway, west of I-75 in Land Lots 650, 718 and 719 of the 16th District subject to: 1) site plan submitted dated July 5, 1996 (reduced copy attached and made a part hereof); 2) other previously approved conditions/stipulations to remain in effect. Motion by Wysong, second by Poole, carried 4-0.

