

Z-74
(2014)

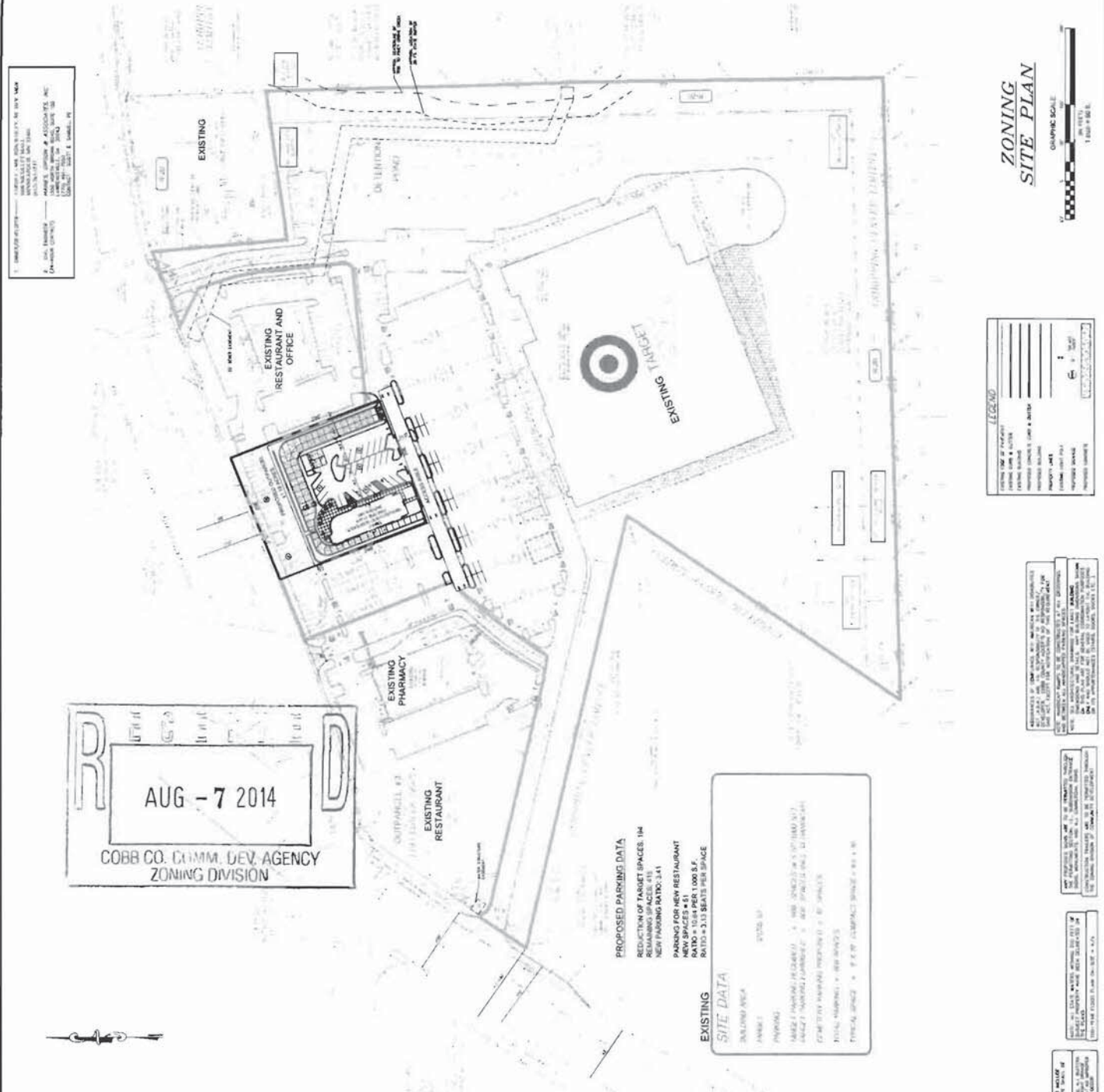
TARGET
Proposed OUTLOT @
T-1106

HANES GIPSON & ASSOCIATES
1200 NORTH WORN ROAD SUITE 100
LAWRENCEVILLE, GEORGIA 30046
PHONE: (770) 461-7900
FAX: (770) 461-7910



NO.	BT	DATE	DESCRIPTION

DATE: 08/04/2014
SHEET TITLE: ZONING SITE PLAN
SHEET NUMBER: Z-74



AUG - 7 2014
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

PROPOSED PARKING DATA
REDUCTION OF TARGET SPACES: 1M
REMAINING SPACES: 415
NEW PARKING RATIO: 3:1
PARKING FOR NEW RESTAURANT
RATIO = 10:84 PER 1,000 S.F.
NEW SPACES = 451
RATIO = 3:1.13 SEATS PER SPACE

EXISTING SITE DATA
BUILDING AREA: 37,000 S.F.
PARKING: 415 SPACES
TARGET PARKING (REQUIRED): 415 SPACES (3.00 PER 1,000 S.F.)
TARGET PARKING (AVAILABLE): 415 SPACES (3.00 PER 1,000 S.F.)
TOTAL PARKING: 415 SPACES
TOTAL SPACES: 415 SPACES
TOTAL SEATING: 4,150 SEATS

ZONING
SITE PLAN

GRAPHIC SCALE
1" = 100'
1" = 200'
1" = 400'

LEGEND

EXISTING BUILDING FOOTPRINT	EXISTING PARKING SPACES
PROPOSED BUILDING FOOTPRINT	PROPOSED PARKING SPACES
PROPOSED DRIVEWAY	PROPOSED DRIVEWAY
PROPOSED DRIVEWAY	PROPOSED DRIVEWAY
PROPOSED DRIVEWAY	PROPOSED DRIVEWAY
PROPOSED DRIVEWAY	PROPOSED DRIVEWAY
PROPOSED DRIVEWAY	PROPOSED DRIVEWAY



GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE (IEC).
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE CODE (IFC).
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC).
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND ALARM CODE (ISAC).
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODE (ISC).
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND LIFE SAFETY CODE (IFLS).
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20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND LIFE SAFETY CODE (IFLS).

811
Call Before You Dig
1-800-881-8111

GEORGIA811
Call Before You Dig
1-800-881-8111

APPLICANT: Target Corporation

PHONE#: (612) 761-5000 **EMAIL:** n/a

REPRESENTATIVE: John H. Moore

PHONE#: (770) 429-1499 **EMAIL:** jmoore@mijs.com

TITLEHOLDER: Target Corporation, Successor by Merger with Dayton Hudson Corporation

PROPERTY LOCATION: South side of Shallowford Road, east of Sandy Plains Road (3040 Shallowford Road)

ACCESS TO PROPERTY: Shallowford Road

PHYSICAL CHARACTERISTICS TO SITE: Existing retail center

PETITION NO: Z-74

HEARING DATE (PC): 10-07-14

HEARING DATE (BOC): 10-21-14

PRESENT ZONING: CRC

PROPOSED ZONING: CRC with Stipulations

PROPOSED USE: Restaurant with Drive-thru

SIZE OF TRACT: 1.18 acres

DISTRICT: 16

LAND LOT(S): 387

PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: NS/Well-Star Urgent Care; Restaurant

SOUTH: CRC/Target

EAST: CRC/Restaurant and Office

WEST: CRC/Parking and Pharmacy

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

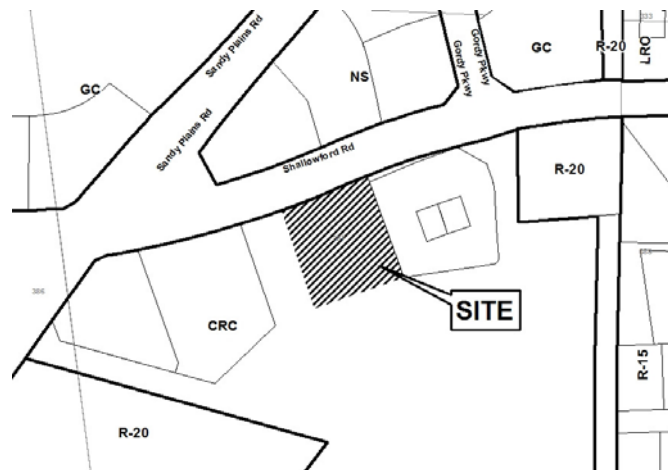
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

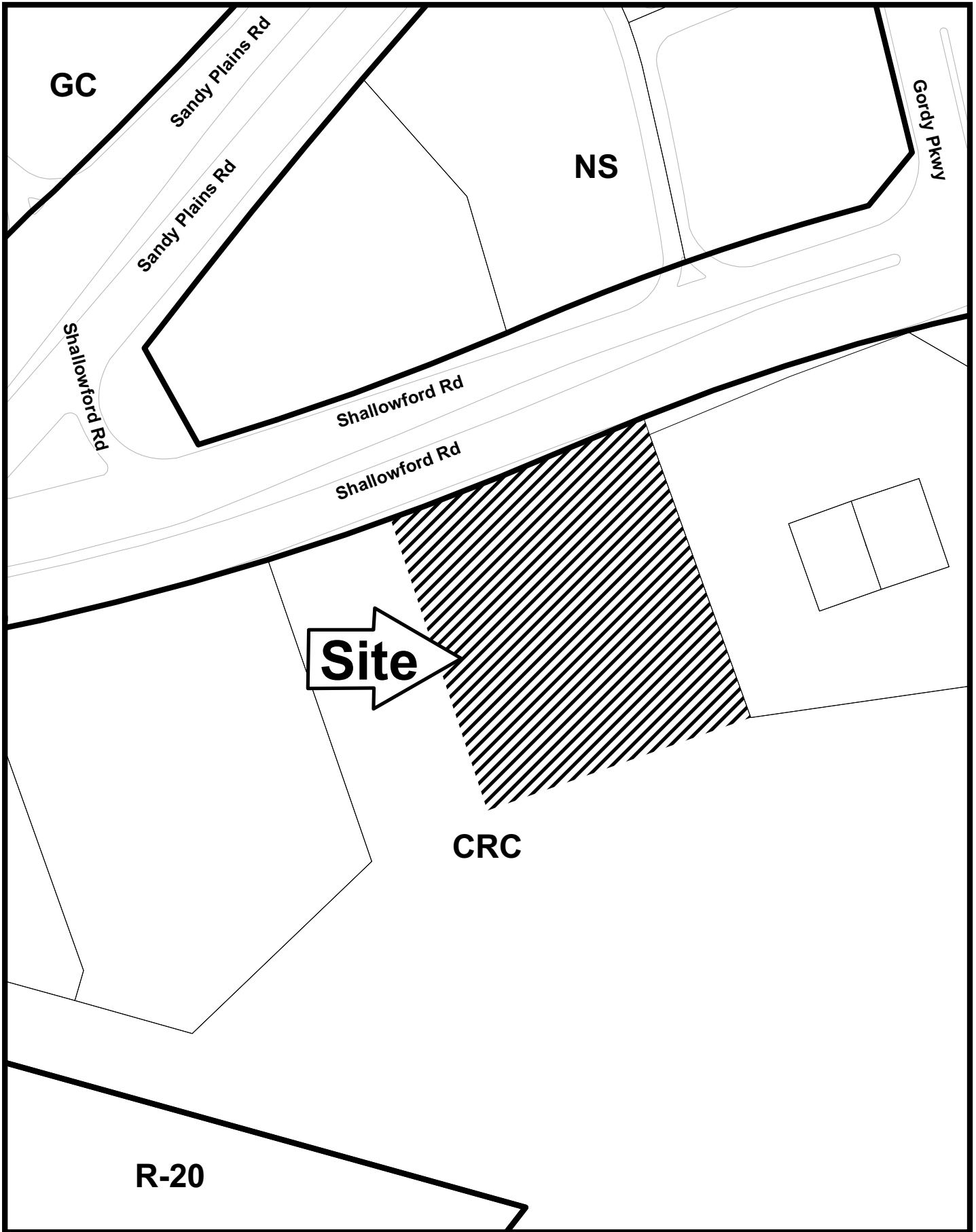
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



Z-74



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: Target Corporation

PETITION NO.: Z-74

PRESENT ZONING: CRC

PETITION FOR: CRC w/Stipulations

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Community Activity Center (CAC)

Proposed Number of Buildings: 1 **Total Square Footage of Development:** 4,791

F.A.R.: 0.093 **Square Footage/Acre:** 4,060.16

Parking Spaces Required: 47 **Parking Spaces Provided:** 51

Applicant is requesting to rezone the proposed 1.18-acre outparcel to the Community Retail Commercial (CRC) with Stipulations category for the development of a Chick-fil-A restaurant with a drive-thru. The building will be traditional as shown on the attached renderings. The hours of operation will be Monday through Saturday. The property was rezoned to CRC in 1996 as Z-116 and was approved with numerous stipulations and amendments through the Other Business process before the Board of Commissioners. The minutes from those decisions are attached to this analysis.

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.

FIRE COMMENTS:

Plans must be submitted to the Cobb County Fire Marshal's Office to initiate the Certificate of Occupancy process.

APPLICANT: Target Corporation

PETITION NO.: Z-74

PRESENT ZONING: CRC

PETITION FOR: CRC w/Stipulations

PLANNING COMMENTS:

The applicant is requesting a rezoning from CRC to CRC w/stipulations for purpose of a restaurant with drive thru. The 1.18 acre site is located on the south side of Shallowford Road, east of Sandy Plains Road.

Comprehensive Plan

The parcel is within a Community Activity Center (CAC) future land use category, with CRC zoning designation. The purpose of the Community Activity Center (CAC) is to provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores.

Master Plan/Corridor Study

Not applicable.

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?

Incentive Zones

Is the property within an Opportunity Zone? Yes No

The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone? Yes No

The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? Yes No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

APPLICANT Target Corporation

PETITION NO. Z-074

PRESENT ZONING CRC

PETITION FOR CRC 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 of Shallowford Rd

Additional Comments:

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 (private)

Estimated Waste Generation (in G.P.D.): A D F= 1920 Peak= 4800

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 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: Target Corporation

PETITION NO.: Z-74

PRESENT ZONING: CRC

PETITION FOR: CRC w/ stips

STORMWATER MANAGEMENT COMMENTS

Detention for this site is provided for in the existing master detention facility. However, water quality will need to be provided for the on-site disturbed area.

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
Shallowford Road	27,300	Arterial	45 mph	Cobb County	100'
Sandy Plains Road	29,000	Arterial	45 mph	Cobb County	100'

*Based on 2011 traffic counting data taken by Cobb County DOT (Shallowford Road)
Based on 2009 traffic counting data taken by Cobb County DOT (Sandy Plains Road)*

COMMENTS AND OBSERVATIONS

Shallowford 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.

Sandy Plains 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.

RECOMMENDATIONS

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

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STAFF RECOMMENDATIONS

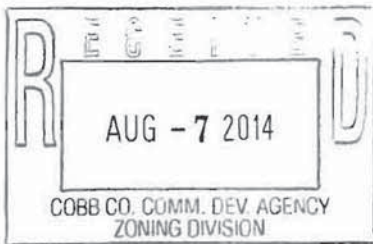
Z-74 TARGET CORPORATION

- 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 this area are similarly zoned with similar uses, including retail, restaurants and offices.
- 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 majority of the property is developed with a Target store. The proposed outparcel meets the required parking and even has ability for overflow parking with the existing center.
- 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 being in the Community Activity Center (CAC) land use category. The proposed rezoning and the proposed use are both compatible with the *Cobb County Comprehensive Plan* designation of CAC. Other properties in this area are similarly zoned with similar uses.
- 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 proposed zoning and use are compatible with the *Cobb County Comprehensive Plan* and the proposal meets the required parking requirements.

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

- Site plan received by the Zoning Division on August 7, 2014, with the District Commissioner approving minor modifications;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations; and
- Department of Transportation 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 #: Z-74 (2014)

PC Hearing Date: 10/07/2014

BOC Hearing Date: 10/21/2014

Summary of Intent for Rezoning*

Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): Not Applicable
- b) Proposed building architecture: Not Applicable
- c) Proposed selling prices(s): Not Applicable
- d) List all requested variances: Not Applicable

Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Restaurant Facility, with drive-thru
- b) Proposed building architecture: Traditional
- c) Proposed hours/days of operation: Monday-Saturday
- 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). None known at this time

Part 5. Is this application a result of a Code Enforcement action? No ; Yes (If yes, attach a copy of the Notice of Violation and/or tickets to this form)

MOORE INGRAM JOHNSON & STEELE, LLP

Applicant signature: BY: [Signature] Date: August 7, 2014

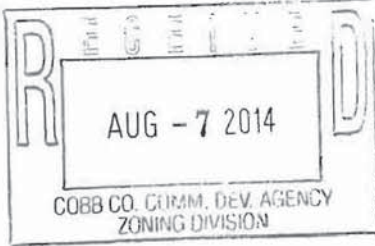
John H. Moore, Georgia Bar No. 519800

Applicant name (printed): Attorneys for Applicant/Property Owner

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process. Revised August 21, 2013

ATTACHMENT TO APPLICATION FOR REZONING

IMPACT ANALYSIS STATEMENT



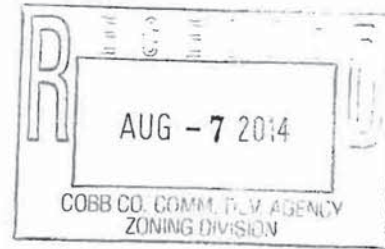
Application No.: Z- 74 (2014)
Hearing Dates: October 7, 2014
October 21, 2014

Applicant: Target Corporation
Titleholder: Target Corporation, successor by merger
with Dayton Hudson Corporation

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

- (a) This Application for Rezoning is for a 1.18 acre area within the existing the Target retail center at the southeasterly intersection of Shallowford Road and Sandy Plains Road, Land Lot 387, 16th District, 2nd Section, Cobb County, Georgia (hereinafter “Property” or “Subject Property”), from its existing Community Retail Commercial (“CRC”) zoning category to the same CRC category. Applicant proposes the construction and development of a Chick-fil-a restaurant, and to allow for the operation of the restaurant, certain previously approved stipulations must be amended; as well as, new stipulations added. The Property is currently used as parking for the overall center. Therefore, to rezone the Subject Property to the CRC zoning category and amend existing stipulations and propose additional stipulations to allow for the development would allow for a use permitted under the CRC category.
- (b) This zoning proposal should have no adverse effect on the existing use or usability of adjacent or nearby residential property. If approved and developed according to the request, the adjacent and nearby commercial property owners should benefit in higher land values.
- (c) The Subject Property as presently zoned does not have a reasonable economic use. The proposed zoning will allow for a higher and better use of the Subject Property.
- (d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Commercial development has almost no effect on schools, minimal effect on utilities and transportation facilities. The widened and improved roadways in the area, and improved signalization at the intersection, will ease any increased traffic without burdensome effects.
- (e) The zoning proposal is in conformity with the Land Use Map of Cobb County, Georgia.

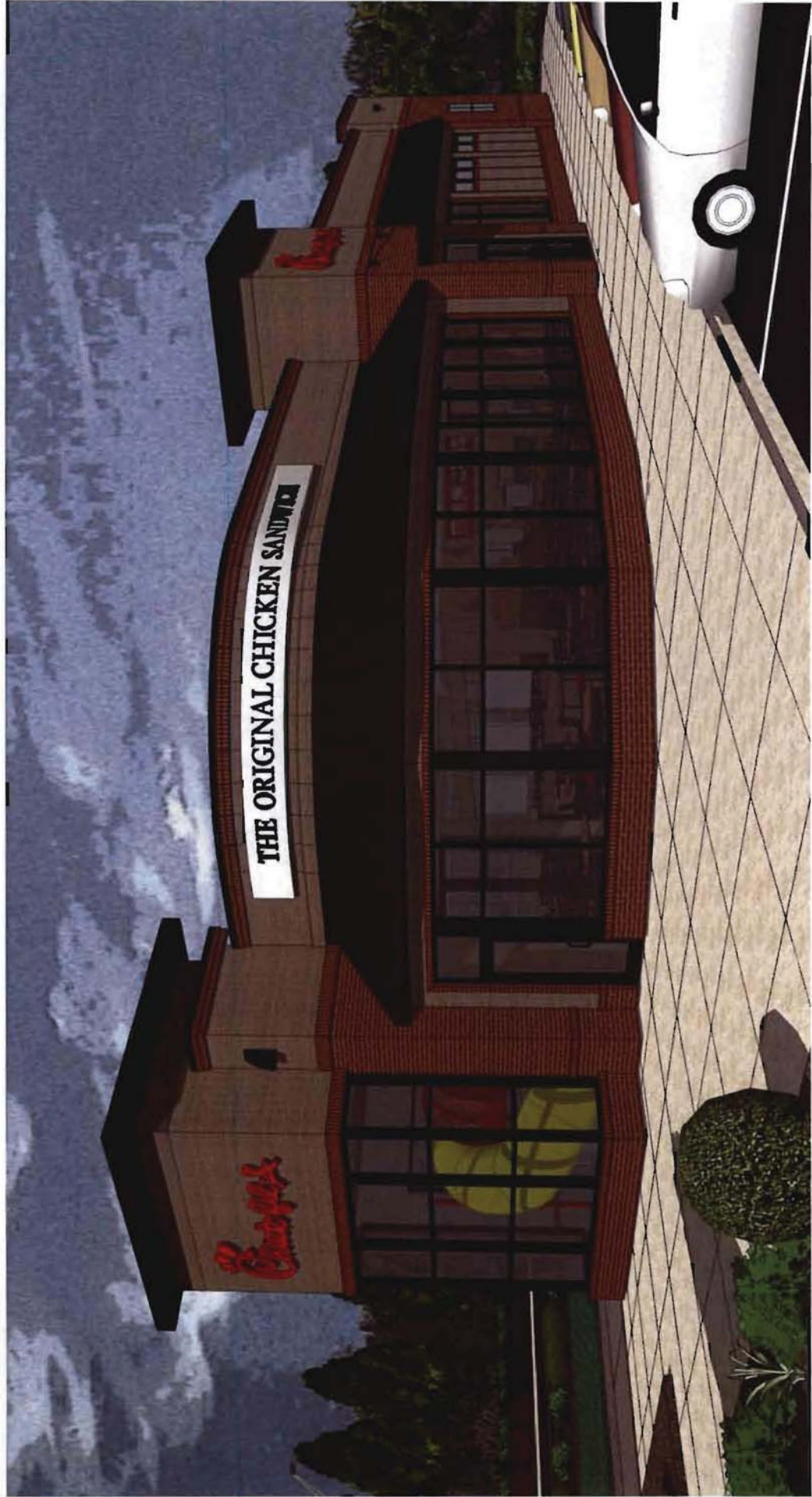
- (f) Even though the Subject Property is currently zoned CRC, in order to develop it to its highest and best use, certain stipulations must be amended and new ones added. The rezoning would allow for a Chick-fil-a restaurant, with drive-thru to be constructed and operated in the Northeast Cobb area for residents and commuters along the Shallowford Road/Sandy Plain Road corridor. Thus, the rezoning proposed in the pending Application for Rezoning would allow for a more suitable and economic use without detrimental impact upon the surrounding area.





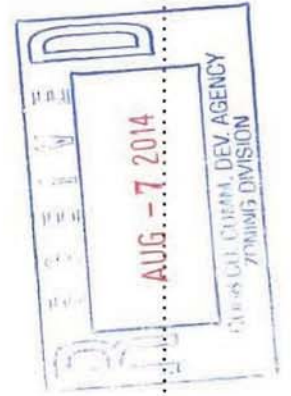
S08 V8 Building N-L

Location, City, State – Store #000000



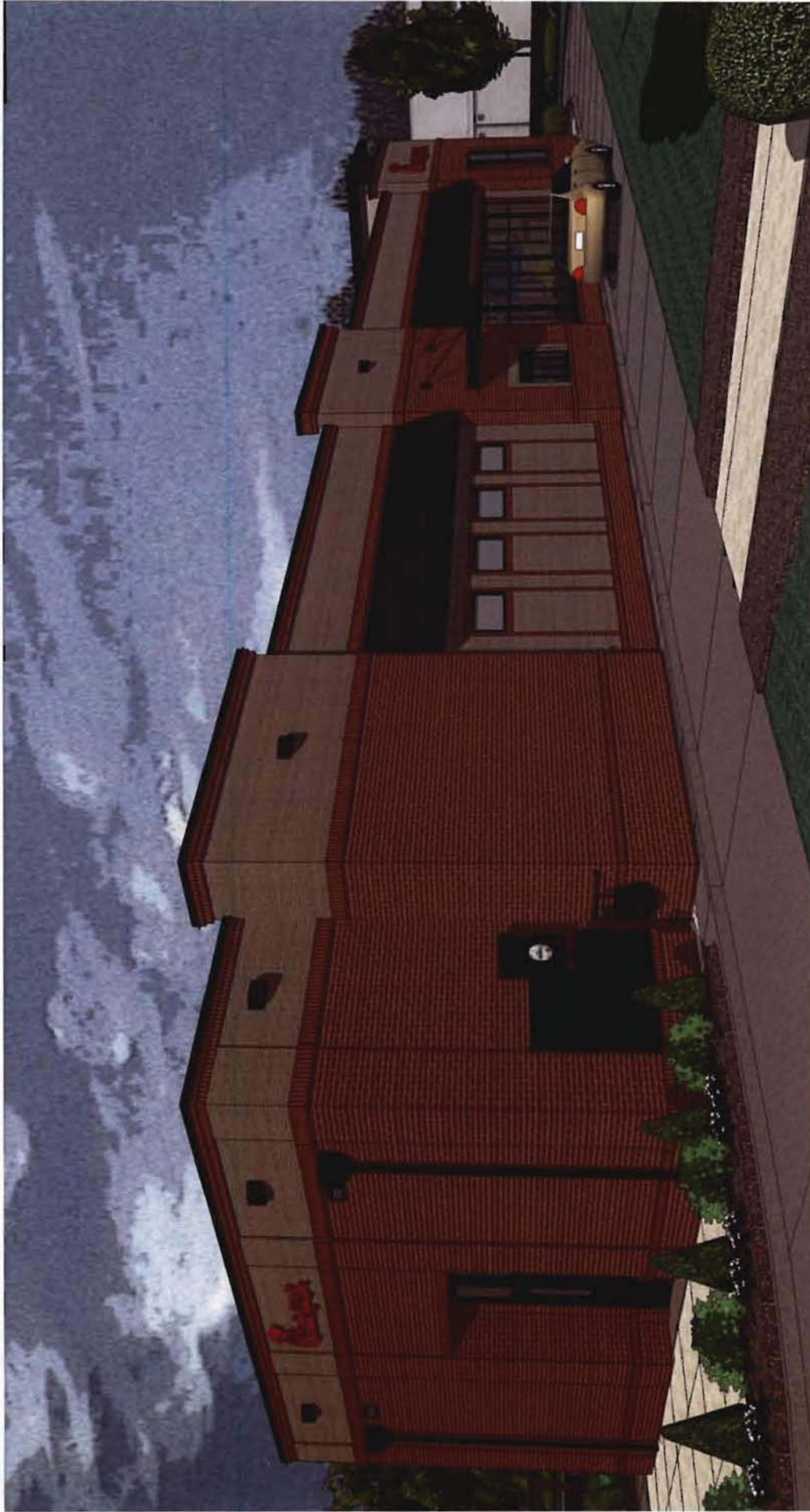
S08 V8 Building N-L

Location, City, State – Store #000000



S08 V8 Building N-L

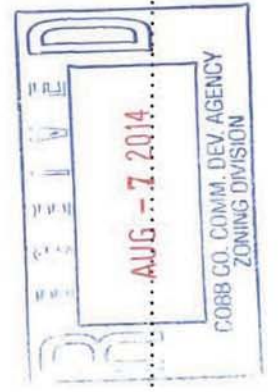
Location, City, State – Store #000000



S08 V8 Building N-L | Exterior Elevations



Z-74 (2014)
Building Elevations



Location, City, State – Store #000000

S08 V8 Building N-L | Exterior Elevations



Location, City, State – Store #000000

