

CROY
Engineers
Planners
Surveyors

200 NORTH COBB PARKWAY, SUITE 413
CUMMINGS, GEORGIA 30143
PHONE: (770) 871-5450 FAX: (770) 871-5520

RIVERVIEW ASSOCIATES LTD.
LAND LOTS) 976, 977, 1016 & 1017
OF COBB DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA



GSWCC CERT #02973
RETIRED
CONCEPTUAL SITE PLAN

DRAWN BY: BCB
CHECKED BY: LCC
SCALE: 3" = 60'
DATE: 09/30/2016
PROJECT NO.: 132 D.00
DRAWING NAME:

PARCEL TABLE	PARCEL TABLE		
PAR. NO.	AREA (SQ. FT.)	PAR. NO.	AREA (SQ. FT.)
1	100,000	11	100,000
2	100,000	12	100,000
3	100,000	13	100,000
4	100,000	14	100,000
5	100,000	15	100,000
6	100,000	16	100,000
7	100,000	17	100,000
8	100,000	18	100,000
9	100,000	19	100,000
10	100,000	20	100,000
11	100,000	21	100,000
12	100,000	22	100,000
13	100,000	23	100,000
14	100,000	24	100,000
15	100,000	25	100,000
16	100,000	26	100,000
17	100,000	27	100,000
18	100,000	28	100,000
19	100,000	29	100,000
20	100,000	30	100,000

REVISED

SEP 30 2016

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

MASTER SITE PLAN NOTES

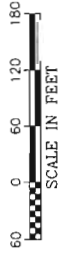
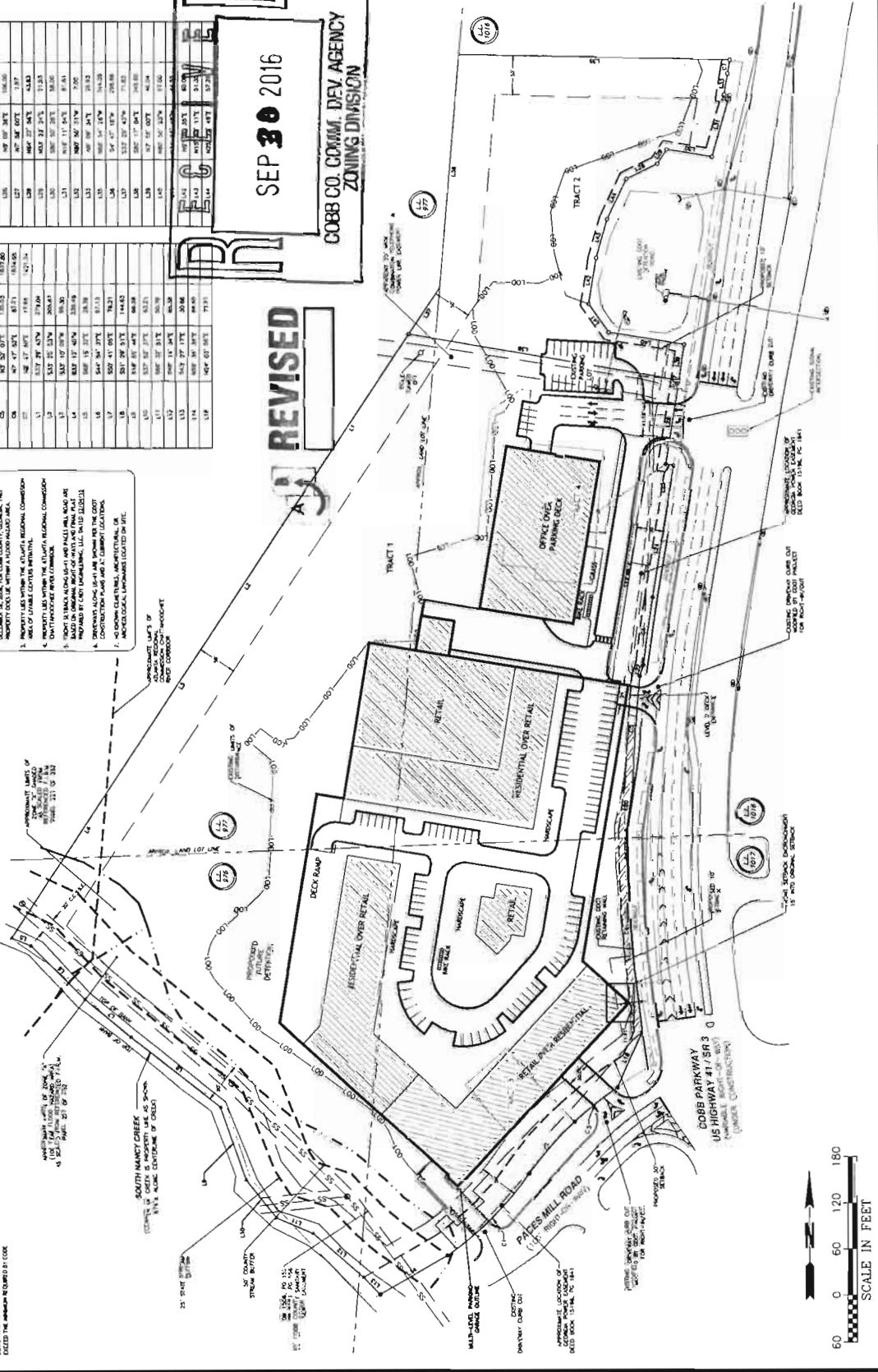
1. PARCELS 1-24: (SEE ATTACHMENT A) FOR THE ATTACHMENT OF UTILITY AGREEMENTS ON PARCELS 1-24.
2. THE PROJECT IS SUBJECT TO THE APPROVAL OF THE COBB COUNTY BOARD OF COMMISSIONERS ON SEPTEMBER 15, 2016.
3. THE PROJECT IS SUBJECT TO THE APPROVAL OF THE COBB COUNTY BOARD OF COMMISSIONERS ON SEPTEMBER 15, 2016.
4. THE PROJECT IS SUBJECT TO THE APPROVAL OF THE COBB COUNTY BOARD OF COMMISSIONERS ON SEPTEMBER 15, 2016.
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9. THE PROJECT IS SUBJECT TO THE APPROVAL OF THE COBB COUNTY BOARD OF COMMISSIONERS ON SEPTEMBER 15, 2016.
10. THE PROJECT IS SUBJECT TO THE APPROVAL OF THE COBB COUNTY BOARD OF COMMISSIONERS ON SEPTEMBER 15, 2016.

AREA TABLE	
EXISTING	PROPOSED
OFFICE	OFFICE
RESIDENTIAL OVER RETAIL	RESIDENTIAL OVER RETAIL
RETAIL	RETAIL
PARKING	PARKING
LANDSCAPE	LANDSCAPE
UTILITY	UTILITY
ROADWAY	ROADWAY

GOVT PROJECT LISTING	
PROJECT NAME	PROJECT NUMBER

BUILDING USE	TOTAL SF
OFFICE	
RESIDENTIAL OVER RETAIL	
RETAIL	
PARKING	
LANDSCAPE	
UTILITY	
ROADWAY	

PARKING COUNT REQUIRED	TOTAL COUNT
OFFICE	
RESIDENTIAL OVER RETAIL	
RETAIL	
PARKING	
LANDSCAPE	
UTILITY	
ROADWAY	



APPLICANT: Riverview Associates, Ltd.

PETITION NO: Z-102

PHONE#: (770) 818-4100 EMAIL: _____

HEARING DATE (PC): 11-01-16

REPRESENTATIVE: John H. Moore

HEARING DATE (BOC): 11-15-16

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

PRESENT ZONING RRC, with stipulations

TITLEHOLDER: Riverview Associates, Ltd.

PROPOSED ZONING: RRC, with stipulations

PROPERTY LOCATION: Northwesterly intersection of Cobb Parkway (U.S. Highway 41) and Paces Mill Road

PROPOSED USE: Mixed-Use

ACCESS TO PROPERTY: Paces Mill Road, Cobb Parkway

SIZE OF TRACT: 16.8 +/-

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: Existing retail center

LAND LOT(S): 976,977,1016,1017

PARCEL(S): 16,4

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: UVC and RSL/Mixed use and senior living

SOUTH: RM-12/Essex House; GC/Commercial;
RA-4/Paces Mill

EAST: NS/Retail; RM-12/Multi-family

WEST: OHR/Offices; R-80/Single-family;
R-30/Highland Way of Vinings

Adjacent Future Land Use:

North: Regional Activity Center (RAC) / office (off)

East: High Density Residential (HDR) and
Neighborhood Activity Center (NAC)

Southeast: Neighborhood Activity Center (NAC)

Southwest: High Density Residential (HDR)

Northwest: Regional Activity Center (RAC), / office

(off), Low Density Residential (LDR), and Very Low
Density Residential (VLDR)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ VOTE _____

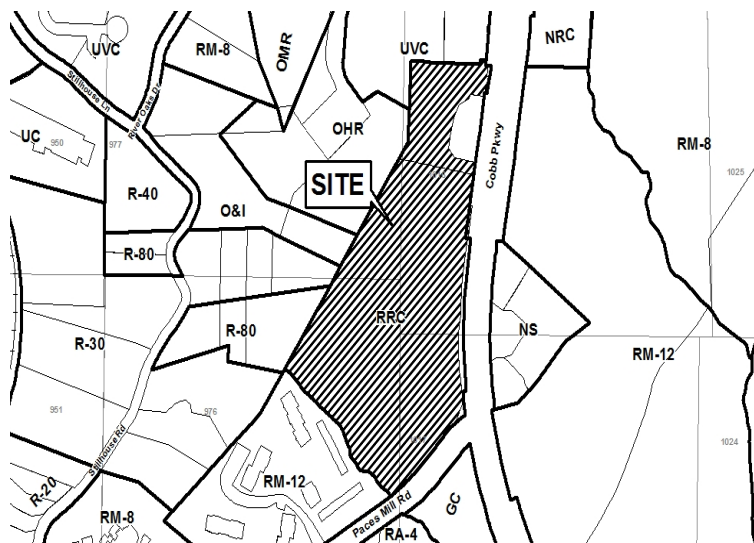
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

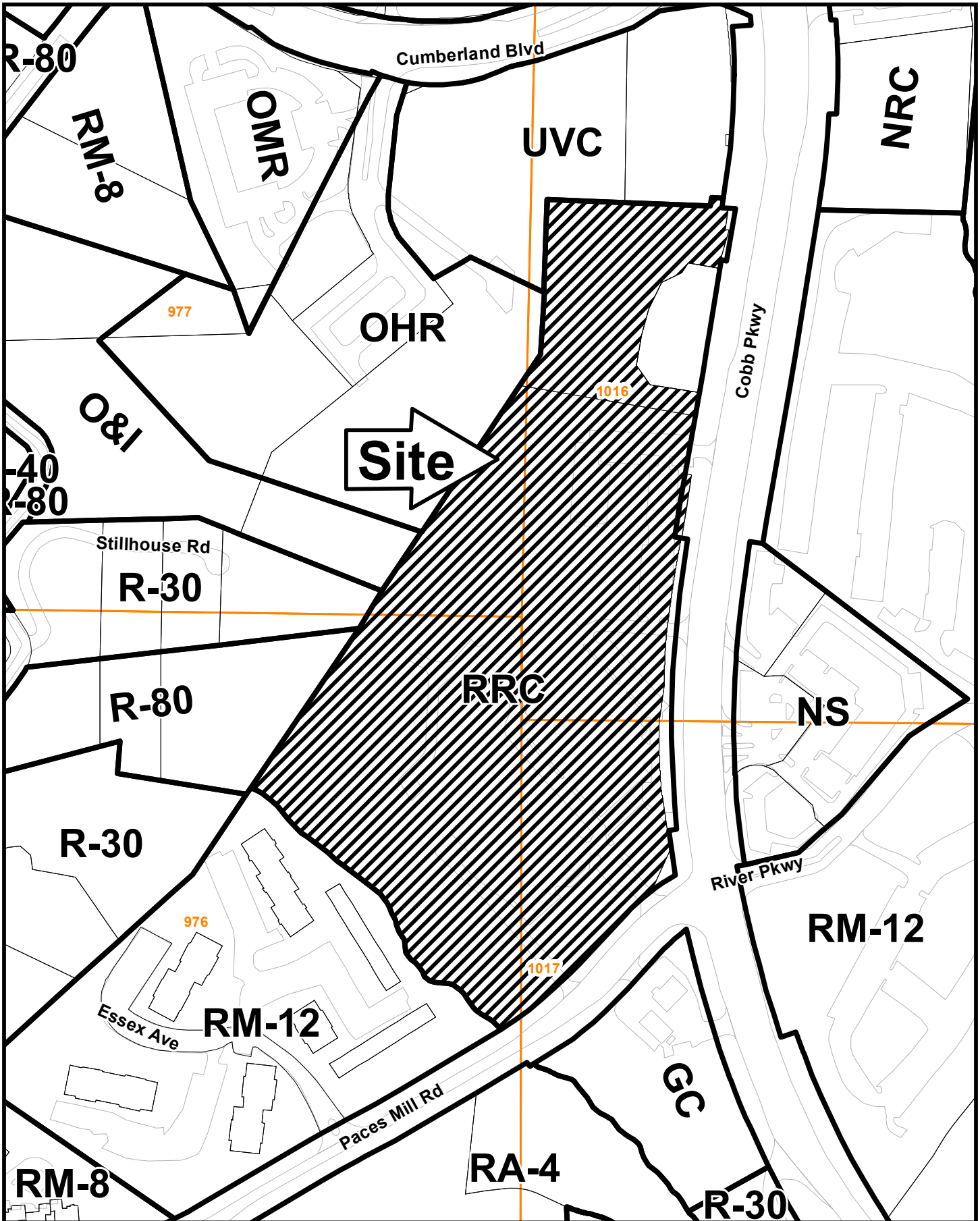
REJECTED _____ SECONDED _____

HELD _____ VOTE _____

STIPULATIONS:



Z-102-2016 GIS



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

0 200 400 Feet

City Boundary
Zoning Boundary

APPLICANT: Riverview Associates, Ltd.

PETITION NO.: Z-102

PRESENT ZONING: RRC with stipulations

PETITION FOR: RRC with stips

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Regional Activity Center (RAC)

Proposed Number of Buildings: 4 **Total Square Footage of Development:** 260,000

F.A.R.: 0.35 **Square Footage/Acre:** 15,476

Parking Spaces Required: 1,409 **Parking Spaces Provided:** 1,662

Applicant is requesting the Regional Retail Commercial (RRC) zoning district for the purpose of a mixed-use development consisting of retail, residential above the retail, and an office building over a parking deck. There will be 216 residential units that will range in size from 700 to 2,000 square feet and greater. The residential units are proposed as leased units. There will be 80,000 square feet of retail space and 180,000 square feet of office space. The proposed building architecture for the development will be traditional. The office/retail uses will have standard business hours Sunday through Saturday.

Cemetery Preservation: No comment

APPLICANT: Riverview Associates, Ltd.

PETITION NO.: Z-102

PRESENT ZONING: RRC with stipulations

PETITION FOR: RRC with stips

SCHOOL COMMENTS:

Name of School	Enrollment	Capacity Status	Number of Portable Classrooms
Teasley Elem	837	771	
Elementary Campbell Middle	1437	1203	
Middle Campbell High	2669	2637	
High			

- School attendance zones are subject to revision at any time.

Additional Comments: Approval of this petition will cause concern for Cobb County School District, as it will result in a nominal impact on the enrollment for schools already over capacity.

FIRE COMMENTS:

Modifications may be required to incorporate the Cobb County Fire Marshal's Office comments.

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around (IFC 503.2.5 2006 Edition). Cul-de-sac with or without an island: minimum 60-foot radius to outside curb, measured to inside of curb and a minimum lane width = 24 feet (Cobb County Development Standard 401.09). Single-Family cul-de-sac without island: 38-foot outside radius with island reverts to commercial dimensions. Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet).

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level. Aerial fire apparatus access roads shall be a minimum width of 24 feet maximum of 40 feet from the structure and be positioned parallel to one entire side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access. (Cobb County Development Standards 401.08.02.1)

APPLICANT: Riverview Associates, LLC
PRESENT ZONING: RRC with stipulations

PETITION NO.: Z-102
PETITION FOR: RRC with stipulations

PLANNING COMMENTS:

The applicant is requesting a rezoning from RRC with stipulations to RRC with stipulations for the purpose of mixed use. The 16.8 +/- acre site is located on the northwesterly intersection Cobb Parkway (U.S. Highway 41) and Paces Mill Road.

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary? Yes No
If yes, has the city of _____ been notified? Yes No / N/A

Comprehensive Plan

The parcel is within a Regional Activity Center with a subcategory of office (RAC/off) future land use category, with RRC zoning designation. The purpose of the Regional Activity Center (RAC) category is to provide for areas that can support a high intensity of development which serves a regional market. Typical land uses in these areas include high-rise office buildings, regional malls and varying densities of residential development. Office developments are considered the most appropriate development in the Office land use category. However, mixed-use developments that include retail may also be appropriate. Mid or high rise residential developments are also appropriate in this category. This shall include any residential development in excess of four (4) stories per structure. Because of the unique, urban characteristics of RAC's, building height and density shall be reviewed on a case-by-case basis.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

- North: Regional Activity Center (RAC) / office (off)
- East: High Density Residential (HDR) and Neighborhood Activity Center (NAC)
- Southeast: Neighborhood Activity Center (NAC)
- Southwest: High Density Residential (HDR)
- Northwest: Regional Activity Center (RAC), / office (off), Low Density Residential (LDR), and Very Low Density Residential (VLDR)

Master Plan/Corridor Study

The property is located within the boundary of Blueprint Cumberland LCI plan.

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?

APPLICANT: Riverview Associates, LLC
PRESENT ZONING: RRC with stipulations

PETITION NO.: Z-102
PETITION FOR: RRC
with stipulations

PLANNING COMMENTS:

CONT.

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.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

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 (Note: Just the parcel to the south is included in this program.)

Is this property within the Six Flags Special Service District?

Yes No

Is the property within the Dobbins Airfield Safety Zone?

Yes No

If so, which particular safety zone is this property within?

CZ (Clear Zone) APZ I (Accident Potential Zone I)

APZ II (Accident Potential Zone II)

Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT Riverview Associates, Ltd.

PETITION NO. Z-102

PRESENT ZONING RRC w/stips

PETITION FOR RRC 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): 16" DI / Side of Cobb Pkwy

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

Estimated Waste Generation (in G.P.D.): A D F= *41,000 Peak= *102,500

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

Dry 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: *Gross flow estimates for proposed development The net added flow above existing development flow unable to be estimated at this time.

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: Riverview Associates, Ltd.

PETITION NO.: Z-102

PRESENT ZONING: RRC w/ stips

PETITION FOR: RRC w/ stips

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Bert Adams Lake Trib 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: within and adjacent to stream channel

- 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 CONDITIONS

- 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 receiving stream.

APPLICANT: Riverview Associates, Ltd.

PETITION NO.: Z-102

PRESENT ZONING: RRC w/ stips

PETITION FOR: RRC w/ stips

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. This site is located within the Chattahoochee River Corridor and therefore subject to the provisions of the ARC Metropolitan River Protection Act. Per discussions with Jim Santo at the ARC, the site will be subject to the original Metro-River review clearing and impervious coverage allocations. However, since GDOT project impacts are considered exempt, the original square footages of clearing and impervious coverage will remain unchanged (although the percentages will be affected since the site area is now reduced by the GDOT R/W expansion).

APPLICANT: Riverview Associates, Ltd.

PETITION NO.: Z-102

PRESENT ZONING: RRC

PETITION FOR: RRC

TRANSPORTATION COMMENTS:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Cobb Parkway	12,600	Arterial	45 mph	Georgia DOT	100'
Paces Mill Road	7,500	Major Collector	35 mph	Cobb County	80'

*Based on 2016 traffic counting data taken by Cobb County DOT for Bells Ferry Road.
Based on 2010 traffic counting data taken by Cobb County DOT for North Booth Road.*

COMMENTS AND OBSERVATIONS

Cobb Parkway is classified as an arterial and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Paces Mill Road is classified as a major collector 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.

Recommend curb, gutter, and sidewalk along the frontage of Paces Mill Road.

Recommend GDOT permits for all work that encroaches upon State right-of-way.

STAFF RECOMMENDATIONS

Z-102 RIVERVIEW ASSOCIATES, LTD.

- 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. The applicant's proposal is located in an area that contains a large variety of land uses, including restaurants, high-rise office buildings, retail, hotels, apartments, and condominiums.
- 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 utilized as a commercial development for a number of years. The proposed site plan will bring the property into a unified mixed-use development for retail, residential and office uses. The applicant's proposal is located in close proximity to major interstates and employment centers.
- 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 within the Regional Activity Center (RAC) land use category. The requested RRC zoning district and the proposed uses are compatible with the RAC land use category. The *Cobb County Comprehensive Plan* designation of RAC is to provide for areas that can support a high intensity of development that serves a regional market. Mixed-use developments that include retail may also be appropriate. Mid- or high-rise residential developments are also appropriate in the RAC designation. Staff believes the applicant's proposal meets the intent of the *Cobb County Comprehensive Plan*.
- 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. Staff believes the applicant's proposal will be a suitable use and that it will not adversely affect the usability of the adjacent properties.

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

1. Site plan received by the Zoning Division September 30, 2016, with the District Commissioner approving minor modifications.
2. Fire Department comments and recommendations;
3. Water and Sewer Division comments and recommendations;
4. Stormwater Management Division comments and recommendations; and
5. 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.

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 700 - 2,000 square feet and greater
b) Proposed building architecture: Traditional
c) Proposed selling prices(s): Leased Units
d) List all requested variances: None known at this time
- _____

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

- a) Proposed use(s): Office/Retail
b) Proposed building architecture: Traditional
c) Proposed hours/days of operation: Sunday - Saturday
Standard Hours
d) List all requested variances: None known at this time
- _____

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

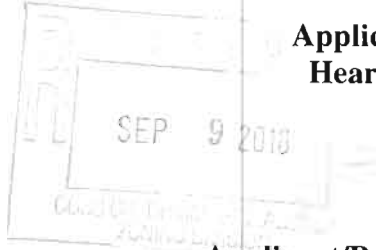
.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(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.

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

ATTACHMENT TO APPLICATION FOR REZONING

IMPACT ANALYSIS STATEMENT



Application No.: Z-102 (2016)
Hearing Dates: November 1, 2016
November 15, 2016

Applicant/Property Owner: Riverview Associates, Ltd.

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

- (a) Applicant and Property Owner, Riverview Associates, Ltd. (hereinafter collectively “Applicant”) is seeking rezoning of an approximately 16.8 acre tract located at the intersection of the westerly side of Cobb Parkway (U.S. Highway 41) and the northerly side of Paces Mill Road (hereinafter “Property” or “Subject Property”). The Property was rezoned in 2008 (Z-49 (2008)), to the Regional Retail Commercial (“RRC”) zoning category, pursuant to certain stipulations and conditions approved by the Board of Commissioners upon rezoning. The Subject Property is currently, and was at the time of the previous rezoning request, a shopping center anchored by a Kroger store and with other small tenant shops. The shopping center was one of the first built within the Vinings area. Applicant, in its original rezoning request, and in the requested rezoning in the instant Application, seeks rezoning of the Subject Property to allow for the complete removal of the existing shopping center and the construction of a mixed-use development consisting of retail, office, and residential. To approve the rezoning proposed by Applicant will amend the site plan and stipulations to allow the development to proceed and would ensure the development would be of the highest quality; as well as a suitable use for the Property in view of its location, size, and the use and development of adjacent and nearby properties. The location of the Subject Property affords visibility and ease of access to Cobb Parkway, I-75, I-285, Cumberland Boulevard, and the Cumberland and the Vinings areas for the office, commercial, and residential components proposed by Applicant. Additionally, recent widening and intersectional improvements along the Cobb Parkway corridor by the Cobb County Department of Transportation and/or Georgia Department of Transportation will ease traffic concerns within the area. The concept of the proposed development is to offer a “live where you work” project along a major corridor to allow for greater ease of connectivity with other major roadways and attractions within the area.
- (b) This zoning proposal should have no adverse effect on the existing use or usability of adjacent or nearby property. The proposed re-development should have a minimal, if any, impact on surrounding properties. The proposed rezoning should have a very positive effect in that it would further promote the “live where you work” concept. If approved and developed according to the request, the adjacent and nearby property owners should benefit in higher land values. Cobb County will benefit in increased revenue.

- (c) The Property, as zoned, does have a reasonable economic use; however, the proposed zoning would allow for a higher and better use.
- (d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Retail and commercial developments have almost no effect on schools, minimal effect on utilities and transportation facilities. The improved roadways in the area can accommodate any increased traffic the proposed re-development may bring without burdensome effects; however, it is the goal of Applicant that the proposed development consisting of mixed uses will serve to reduce traffic burdens in the immediate area.
- (e) The zoning proposal is in conformity with the Land Use Map of Cobb County, Georgia.
- (f) There are changing conditions affecting the use and development of the Subject Property which give supporting grounds for approval of the zoning proposal. The proposed development affords a unique opportunity to incorporate varying retail, office, and residential uses within the RRC zoning classification. Additionally, it offers residents the ability to “live where they work”; as well as, be in close proximity to shopping areas and entertainment venues. It offers businesses the opportunity to be in close proximity to major interstates and corridors in the Metropolitan Atlanta area; and to have access to Downtown Atlanta, Hartsfield-Jackson Airport, and other venues to the south; as well as the many advantages of not only the Cumberland and Vinings areas, but Cobb County as a whole.