

**JUNE 20, 2017 ZONING HEARING**  
**“OTHER BUSINESS”**  
**COMMISSION DISTRICT 3**

**ITEM 016**

**PURPOSE**

To consider amending the site plan for Lidl US Operations, LLC regarding rezoning application Z-223 (Evelyn J. Gordy-Rankin & Larry Thompson) of 1988, for property located at the northwest intersection of Shallowford Road and Gordy Parkway in Land Lots 335 and 386 of the 16<sup>th</sup> District. *(Continued by Staff until the July 18, 2017 Board of Commissioners hearing)*

**BACKGROUND**

The subject property was rezoned in 1988 to General Commercial as part of a larger mixed use rezoning case. It was developed as a movie theater and has been used as such for the past 25 years. The applicant would like to demolish the movie theater and replace it with a Lidl grocery store. The proposed grocery store would be one story with 35,962 square feet with 170 parking spaces. By way of comparison, the existing movie theatre is approximately 34,000 square feet with 381 parking spaces. The applicant has been working with the Architectural Control Committee that has overseen this area of the county since the 1988 rezoning action. If the site plan amendment is approved, all previous stipulations would remain in effect.

**STAFF COMMENTS**

**Cobb County Stormwater Management:** This site is served by an existing master stormwater management facility. The proposed site plan will result in a reduction in impervious coverage from the existing theater use.

**Cobb DOT:** Recommend closing the existing southernmost entrance on Gordy Parkway, as reflected on the site plan dated April 11, 2017. Recommend removing existing parking spaces that encroach into the right-of-way, as reflected on the site plan dated April 11, 2017. Recommend northernmost entrance on Gordy Parkway be restricted to right-in/ right-out. Recommend realigning entrance on Shallowford Road to improve curvature; design to be determined in plan review. Recommend a large turn radius for each entrance on Gordy Parkway; design to be determined in plan review. 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 west side of Gordy Parkway, a minimum of 40’ from the roadway centerline.

**RECOMMENDATION**

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

**ATTACHMENTS**

Other Business application and stipulations.