

APPLICANT: Interplan, LLC c/o Chick-fil-A, Inc.

PHONE #: (407) 645-5008 **EMAIL:** sanderson@interplanllc.com

REPRESENTATIVE: Stuart Anderson

PHONE #: (407) 645-5008 **EMAIL:** sanderson@interplanllc.com

TITLEHOLDER: Woodlawn Square Limited Partnership

PROPERTY LOCATION: southwest corner of Johnson Ferry Road
and Woodlawn Parkway
(1201 Johnson Ferry Road)

ACCESS TO PROPERTY: Woodlawn Parkway and drive from
Johnson Ferry Road

PHYSICAL CHARACTERISTICS TO SITE: existing Chick-fil-A
restaurant

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/ Mt. Bethel Elementary School
SOUTH: NS/ Woodlawn Square Shopping Center
EAST: NRC/ AAA Car Care Plus
WEST: NS/ Woodlawn Square Shopping Center

PETITION NO: Z-82

HEARING DATE (PC): 12-05-17

HEARING DATE (BOC): 12-19-17

PRESENT ZONING: NS, CRC

PROPOSED ZONING: NS

PROPOSED USE: restaurant

SIZE OF TRACT: 1.209 acres

DISTRICT: 1

LAND LOT(S): 13,14

PARCEL(S): 73,75

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

Adjacent Future Land Use:

North: CAC and PI
East: CAC
South: CAC
West: CAC

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

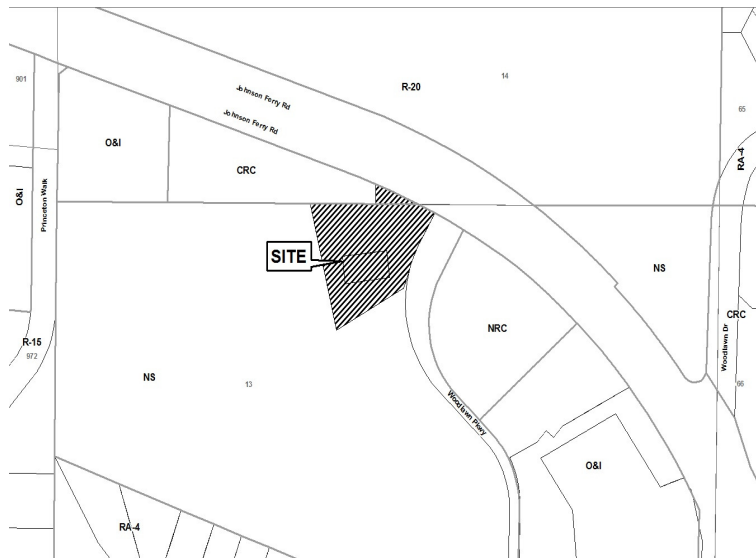
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

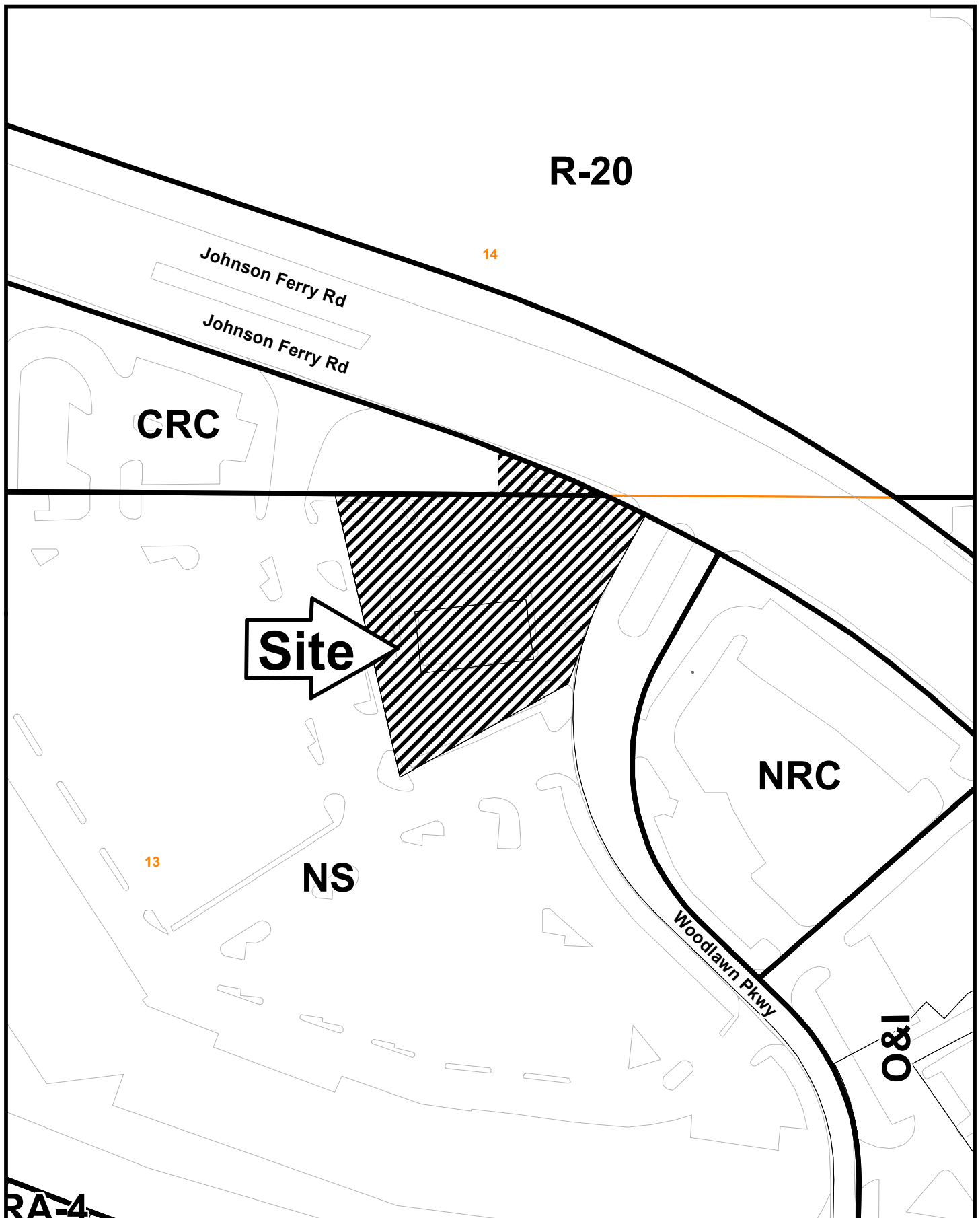
REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

STIPULATIONS:



Z-82 2017-GIS



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: Interplan, LLC c/o Chick-fil-A, Inc.

PETITION NO.: Z-82

PRESENT ZONING: NS, CRC

PETITION FOR: NS

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

Land Use Plan Recommendation: Community Activity Center (CAC)

Proposed Number of Buildings: 1 **Total Square Footage of Development:** 4,995 sq. ft.

F.A.R.: 0.09 **Square Footage/Acre:** 4,132 sq. ft.

Parking Spaces Required: 38 **Parking Spaces Provided:** 63

The applicant is seeking a rezoning of the subject property from Neighborhood Shopping (NS) and Community Retail Commercial (CRC) zonings to CRC to rebuild the existing Chick-fil-A restaurant with a new layout and dual-approach drive-through. The new layout will include the multi-lane order point and associated site work within the Woodlawn Square shopping center to provide for a better site layout and parking/maneuverability within the lease area. The rezoning will bring consistency to the expanded site as it will no longer be “split-zoned” and no longer be encumbered with the stipulations originating from the shopping center’s past rezoning cases Z-452 of 1984 and Z-62 of 1991.

The site proposal includes a freestanding canopy structure over the menu board order area within the drive though adjacent to Johnson Ferry Road within the front setback.

If approved, the request will require the following variance:

1. Waive the front setback from the required 50 feet to 15 feet for the freestanding canopy structure.

Cemetery Preservation: No comment.

APPLICANT: Interplan, LLC c/o Chick-fil-A, Inc.

PETITION NO.: Z-82

PRESENT ZONING: NS, CRC

PETITION FOR: NS

SCHOOL COMMENTS:

Name of School	Enrollment	Capacity Status	Number of Portable Classrooms
NOT SUBMITTED			
Elementary NOT SUBMITTED			
Middle NOT SUBMITTED			

High

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

Additional Comments: Approval of this petition will not have an impact on the enrollments.

APPLICANT: Interplan, LLC c/o Chick-fil-A, Inc.

PETITION NO.: Z-82

PRESENT ZONING: NS, CRC

PETITION FOR: NS

FIRE COMMENTS:

NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: Interplan, LLC c/o Chick-fil-A, Inc.
PRESENT ZONING: NS and CRC

PETITION NO.: Z-82
PETITION FOR: NS

PLANNING COMMENTS:

The applicant is requesting a rezoning to allow the site to be used for a restaurant (site expansion). The 1.209 acre site is located on the southwest corner of Johnson Ferry Road and Woodlawn Parkway (1201 Johnson Ferry 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

This application pertains to a site designated as Community Activity Center (CAC) future land use category. The purpose of the CAC category 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.

Specific Area Policy Guidelines:

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

Adjacent Future Land Use:

North: CAC and Public Institutional (PI)
East: CAC
South: CAC
West: CAC

Master Plan/Corridor Study

The property is located within the boundary of the Johnson Ferry Urban Design 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?

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.

APPLICANT: Interplan, LLC c/o Chick-fil-A, Inc.

PRESENT ZONING: NS and CRC

PETITION NO.: Z-82

PETITION FOR: NS

PLANNING COMMENTS:

CONT.

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 www.cobbcounty.org/planning.

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

Is this property within the Six Flags Special Service District?

☐ Yes ☒ No

Is the property within the:

☐ Dobbins Airfield Safety Zone?

☐ CZ (Clear Zone)

☐ APZ I (Accident Potential Zone I)

☐ APZ II (Accident Potential Zone II)

☐ Noise Zone

☐ Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT Interplan, LLC c/o Chick Fil A Inc.

PETITION NO. Z-082

PRESENT ZONING NS, CRC

PETITION FOR NS

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 Johnson Ferry Rd

Additional Comments: existing water customer

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= TBD Peak= TBD

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 existing sewer customer
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.

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PETITION NO.: Z-82

PRESENT ZONING: NS, CRC

PETITION FOR: CRC

STORMWATER MANAGEMENT COMMENTS

Stormwater management (water quality and detention) will be provided in an onsite underground facility with discharge tied to existing infrastructure.

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PETITION NO.: Z-82

PRESENT ZONING: NS, CRC

PETITION FOR: NS

TRANSPORTATION COMMENTS:

ROADWAY	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Johnson Ferry Road	Arterial	40 mph	Cobb County	100'
Woodlawn Parkway	Local	25 mph	Cobb County	50'

ROADWAY	LOCATION	AVERAGE DAILY TRIPS	LEVEL OF SERVICE
Johnson Ferry Road	South of Lower Roswell Road	40,200	F
Woodlawn Parkway	N/A	N/A	N/A

Based on 2016 AADT counting data taken by GDOT, as published on their website, for Johnson Ferry Road.

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for local roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

COMMENTS AND OBSERVATIONS

Johnson Ferry 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.

Woodlawn Parkway is classified as a local 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.

STAFF RECOMMENDATIONS

Z-82 INTERPLAN, LLC C/O CHICK-FIL-A, INC.

- 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 site is an outparcel within the existing Woodlawn Square shopping center. It is developed for a Chick-fil-A restaurant and the request will allow for a rebuild to modernize the building and improve the enhanced site layout to allow for improved and continued operation of Chick-fil-A.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse effect on the usability of adjacent or nearby property. The request is to allow for the improvement of the site to Chick-fil-A's new corporate operations including a new building and dual-approach drive-through. The present commercial restaurant use will continue if approved.
- 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 to be within the Community Activity Center (CAC) land use category. This category encourages uses that can meet the needs of several neighborhoods and communities.
- 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 applicant is seeking to modernize the building and improve the enhanced site layout, including parking lot improvements and a dual-approach drive-through. The site and those properties immediately surrounding have a long history of commercial use and the request will allow such use to continue on the subject parcel.

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

1. Site plan received by the Zoning Division on October 5, 2017, with the District Commissioner approving minor modifications;
2. The architecture of the canopy and building to be approved by the District Commissioner;
3. Department of Transportation comments and recommendations;
4. Fire Department comments and recommendations;
5. Sewer and Water Division comments and recommendations; and
6. Stormwater Management Division 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 No. Z-82

Dec. 2017

Summary of Intent for Rezoning

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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) **List all requested variances:** Not Applicable.
- _____
- _____
- _____

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

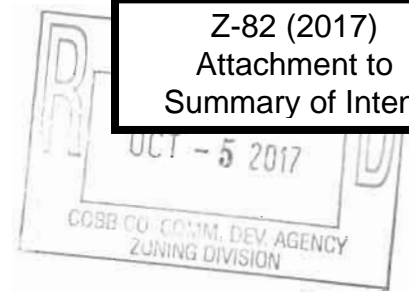
- a) **Proposed use(s):** Commercial Restaurant (Chick-fil-A)
- b) **Proposed building architecture:** Reference attached Proposed Architecture Narrative.
- c) **Proposed hours/days of operation:** 6:30am - 10:00pm (Mon-Sat); Closed on Sunday
- d) **List all requested variances:** None requested at this 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). Yes, Cobb County Department of Transportation

owns Johnson Ferry Road adjacent to the site.



PROPOSED BUILDING ARCHITECTURAL

The Chick-fil-A is a simple rectangular building with a flat roof, and flat-topped parapet walls extended above the roofline to conceal the rooftop mounted equipment. The brick veneer building has some stucco banding and accent areas around the top the wall and at the three focal points of the facades; namely the signage areas, and the two public entrances. The fenestration is limited to clearly defined "windows" as opposed to massive planes of glass. Each window or door is accented with a dark, flat canopy, with a contemporary flair. Lighting at night plays an important part in the façade design; the building sconces are designed to emit triangular light patterns both upward and downward. An understated, simple, contemporary interpretation of the classic international style.

October 4, 2017

Cobb County Zoning Division

1150 Powder Springs Street, Suite 400
Marietta, GA 30064
(770) 528-2055



Reference: Letter of Intent / Application for Rezoning
IP # 2016.0430.90
Chick-fil-A #802 Woodlawn Square

To whom it may concern,

Chick-fil-A is currently the lessee of the property located at 1201 Johnson Ferry Road, in Marietta, GA. The property is owned by Woodlawn Square Partnership and is zoned NS (Neighborhood Shopping District). The scope of the proposed project includes demolition of an existing 3,600sf Chick-fil-A restaurant to construct a new 4,815sf Chick-fil-A restaurant with a dual approach multi-lane order point at the drive-through and associated site work (e.g. parking, landscaping, etc.). In its expansion/remodel project, Chick-fil-A is extending the lease area to include the property just north of the current site which is also owned by Woodlawn Square Partnership per Deed Book 20990 / Page 376 and is zoned CRC (Community Retail Commercial District). This is a request to change the zoning from NS and CRC to NS. The remainder of the shopping center is zoned NS and the requested change to NS brings consistency with the zoning of the surroundings.

Impact of Proposed Rezoning

(a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property; **the zoning proposal NS permits the proposed restaurant use. The use and zoning is consistent with, and suitable in view of the use and development of the adjacent properties' zoning.**

(b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **the proposed zoning is consistent with the surrounding property and shall have no adverse effects on the existing use or usability of adjacent properties.**

INTERPLAN^{LLC}

Chick-fil-A #802 Woodlawn Square
October 4, 2017
Page 2 of 2

Impact of Proposed Rezoning continued...

(c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **the property to be affected by the zoning proposal is a 0.155-acre property, which is currently vacant. The properties adjacent to the subject property are zoned NS and therefore maintaining the CRC zoning limits the property's use.**

(d) Whether the zoning proposal will result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools; **the proposed zoning is consistent with the surrounding property and shall have no adverse effects on the existing streets, transportation facilities, utilities or schools.**

(e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan; and **the proposed zoning is consistent with the surrounding property and conforms to the policy and intent of the land use plan.**

(f) Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal. **The current zoning of the 0.155-acre property is different from the zoning of the surrounding properties, which limits its use and development.**

Upon review of this Letter of Intent and Application for Rezone, please contact me at (407) 645-5008 or via email at sanderson@interplanllc.com with any questions. If I am not available, George Georgy is the Civil Project Manager and will be able to assist you.

Sincerely,
INTERPLAN LLC



Stuart Anderson, P.E.
Director of Civil Engineering

enclosures

ec: Joseph Latimer, Chick-fil-A Inc.
Owen Brown, Woodlawn Square Limited Partnership
George Georgy, Interplan LLC
Eileen Graf, Interplan LC
IP File

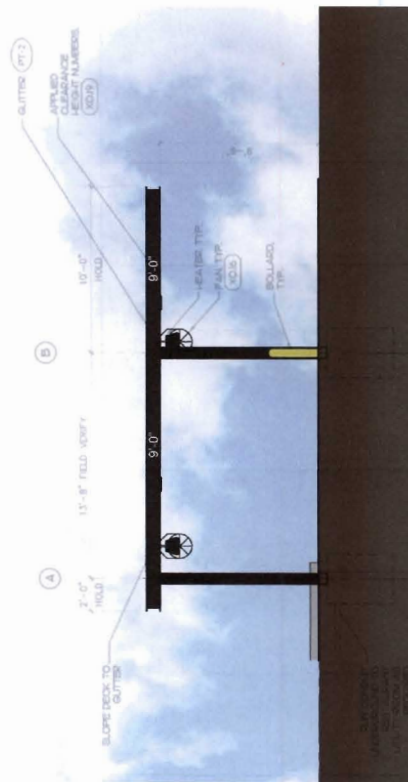
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NOV 13 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



Face to Face Canopy Side Elevation
SCALE: NTS



Face to Face Canopy Perspective View



Face to Face Canopy - Rear Elevation
SCALE: NTS



Face to Face Canopy Perspective View



Chick-fil-A - Woodlawn Square FSU#0802
FACE TO FACE CANOPY - Tier 3

1700 JOHNSON FEEB ROAD
MARIETTA, GA 30068

INTERIOR

Z-82 (2017)
Canopy
Elevations