

Center Point
ENGINEERING

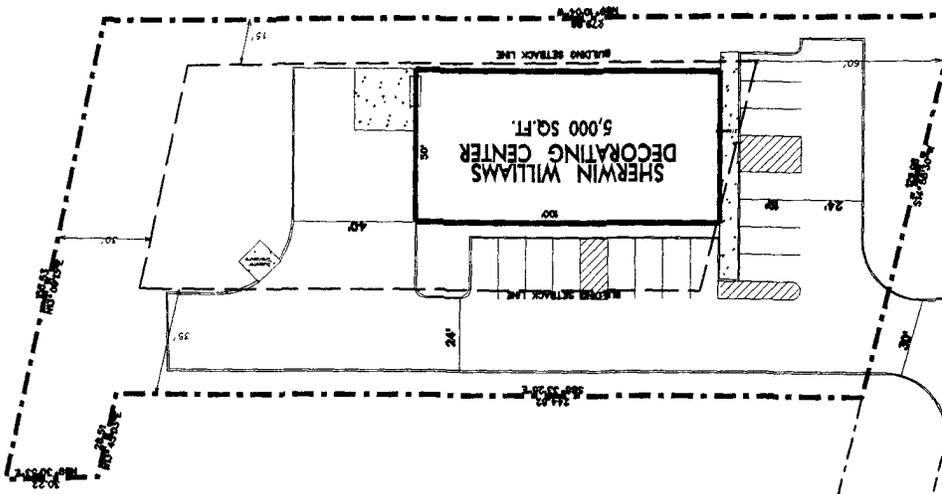
4000 BRIDGEWAY AVENUE
SUITE 500
ALPHARETTA, GEORGIA 30201
P: 404-253-2000
F: 404-253-2001
WWW.CPENGINEERING.COM

OWNER INFORMATION
CORPORATE BRIDGE ASSOCIATES, LLC
4000 BRIDGEWAY AVENUE
SUITE 500
ALPHARETTA, GEORGIA 30201
P: 404-253-2000
F: 404-253-2001
WWW.CPENGINEERING.COM

PROJECT
SHERWIN WILLIAMS DECORATING CENTER

Z-25 (2009)

| | | | |
|----------------------|------------------------------------|-------------|-----------|
| DATE | 1/11/09 | SCALE | AS SHOWN |
| DESIGNER | CP | SHEET | 1 OF 1 |
| PROJECT NO. | 090000000 | DATE | 1/11/09 |
| PROJECT NAME | SHERWIN WILLIAMS DECORATING CENTER | PROJECT NO. | 090000000 |
| PROJECT ADDRESS | 745 17TH DISTRICT | PROJECT NO. | 090000000 |
| PROJECT CITY | ALPHARETTA | PROJECT NO. | 090000000 |
| PROJECT COUNTY | COBB | PROJECT NO. | 090000000 |
| PROJECT STATE | GA | PROJECT NO. | 090000000 |
| PROJECT ZIP | 30201 | PROJECT NO. | 090000000 |
| PROJECT EASEMENTS | AS SHOWN | PROJECT NO. | 090000000 |
| PROJECT UTILITIES | AS SHOWN | PROJECT NO. | 090000000 |
| PROJECT FLOODPLAIN | AS SHOWN | PROJECT NO. | 090000000 |
| PROJECT WETLANDS | AS SHOWN | PROJECT NO. | 090000000 |
| PROJECT RIGHT-OF-WAY | AS SHOWN | PROJECT NO. | 090000000 |
| PROJECT NOTES | SEE SHEET 090000000 | PROJECT NO. | 090000000 |



1. THIS PARCEL IS LOCATED ENTIRELY WITHIN LAND LOT 745, 17TH DISTRICT.
2. NO LAKES OR STREAMS EXIST ON SITE.
3. NO UTILITY EASEMENTS EXIST ON SITE.
4. NO PORTION OF THIS PROPERTY IS WITHIN A 100 YEAR FLOODPLAIN AREA.
5. NO WETLANDS EXIST ON SITE.
6. NO STREAM BUFFERS EXIST ON SITE.



24 HR. EMERGENCY CONTRACT
NO. 090000000
DATE 1/11/09

RECEIVED
JUN 4 2009
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

ATLANTA ROAD (R / W VARIES)
NO ADDITIONAL RIGHT-OF-WAY REQUIRED



APPLICANT: Corporate Ridge Associates, LLC
770-919-1500

REPRESENTATIVE: Mike Samples
770-919-1500

TITLEHOLDER: Maris Pantels

PROPERTY LOCATION: Located on the east side of Atlanta Road,
north of Gilmore Road.

ACCESS TO PROPERTY: Atlanta Road

PHYSICAL CHARACTERISTICS TO SITE: Existing house

PETITION NO: Z-25

HEARING DATE (PC): 08-04-09

HEARING DATE (BOC): 08-18-09

PRESENT ZONING: R-20

PROPOSED ZONING: LRC

PROPOSED USE: Decorating And
Design Center

SIZE OF TRACT: 0.8 acre

DISTRICT: 17

LAND LOT(S): 745

PARCEL(S): 17

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH: R-20/ Single-family houses
- SOUTH: PRD/ Paces Ferry Park
- EAST: PRD/ Paces Ferry Park
- WEST: GC/ Meineke car care center

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

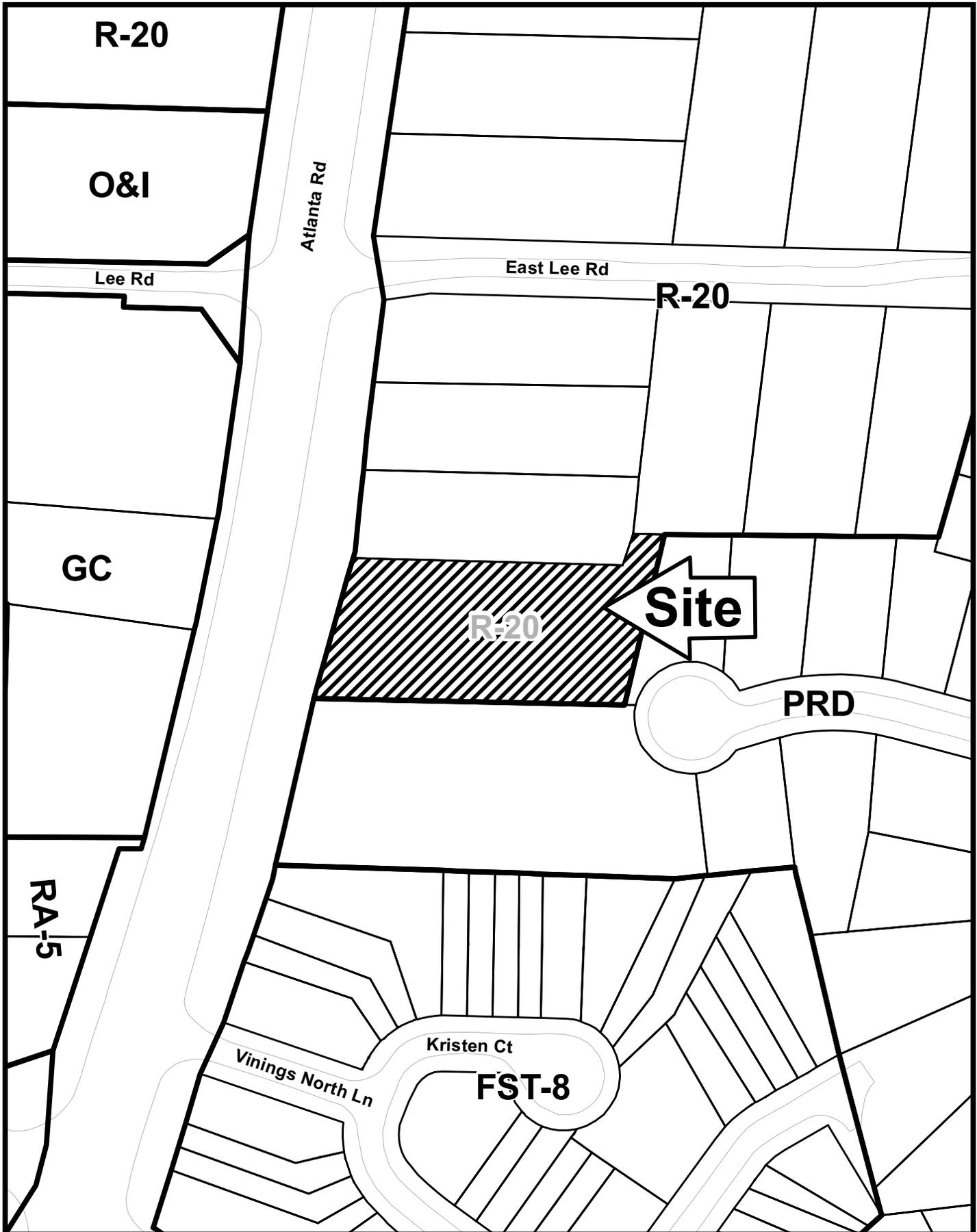
REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

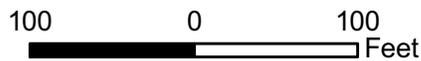
STIPULATIONS:



Z-25



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



-  City Boundary
-  Zoning Boundary

APPLICANT: Corporate Ridge Associates, LLC

PETITION NO.: Z-25

PRESENT ZONING: R-20

PETITION FOR: LRC

ZONING DIVISION COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

Land Use Plan Recommendation: High Density Residential (5 to 12 units per acre)

Proposed Number of Buildings: 1 **Total Square Footage of Development:** 5,000

F.A.R.: 0.14 **Square Footage/Acre:** 6,250

Parking Spaces Required: 25 **Parking Spaces Provided:** 15

The applicant is requesting the LRC zoning district to develop a Sherwin Williams decorating and design center. The building will be one-story with a brick exterior. The store will be open Monday through Friday, from 7:00 am to 6:00 pm, Saturdays from 7:00 am to 5:00 pm, and Sundays from 11:00 am to 3:00 pm. The applicant has submitted a zoning impact analysis, which is attached as Exhibit "A".

The applicant is showing contemporaneous variances which are:

1. Reduce the required landscape buffer from 20-feet to 15-feet on the south property line, and 5-feet on the north property line;
2. Reduce the required number of parking spaces from 25 parking spaces to 15 parking spaces;
3. Increase to allowable Floor Area Ratio from 5,000 square-feet per acre to 6,250 square-feet per acre.

Historic Preservation: After reviewing various county resources including historic and archeological resource surveys and documented Civil War trench maps, it is determined that a c. 1920 house is located within the project area. Due to the age and location of the structure, information about this resource and its occupants appears to have the potential to contribute significantly to the county's public history. Staff recommends the home either be incorporated into the development or, alternately, documented if destroyed. In order to properly document this structure, its inhabitants, and the role it played in Cobb County's history, staff requests a history of the home and its occupants (as well as archival-quality photographs of the structure, all outbuildings, and its setting) be completed by a cultural resource consultant. These materials should be submitted to the historic preservation planner.

Cemetery Preservation: No comment.

FIRE COMMENTS:

Fire Hydrant

Commercial: Fire hydrant within 500 feet of most remote part of structure.

APPLICANT Corporate Ridge Associates, LLC

PETITION NO. Z-025

PRESENT ZONING R-20

PETITION FOR LRC

NOTE: Comments reflect only what facilities appeared of record at the time of this review. Field verification required by developer.

WATER COMMENTS:

Available at Development? Yes No

Fire Flow Test Required? Yes No

Size / Location of Existing Water Main(s) 6" DI/ near SW corner of lot

Additional Comments: Also, 20" DI / E side Atlanta Rd

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:

In Drainage Basin? Yes No

At Development? Yes No

Approximate Distance to Nearest Sewer: At site in road

Estimated Waste Generation (in G.P.D.): **A D F** 500 **Peak** 1250

Treatment Plant: Sutton

Plant Capacity Available? Yes No

Line Capacity Available? Yes No

Projected Plant Availability: 0 - 5 year 5 - 10 years over 10 years

Dry Sewers Required? Yes No

Off-site Easements Required? Yes* No

Flow Test Required? Yes No

Septic Tank Recommended by this Department? Yes No

Subject to Health Department Approval? 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 easement(s) by the property owner(s). All easement acquisitions are the responsibility of the Developer.

Additional Comments:

Records show address connected

Notes FYI:

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 off site easements, dedication of on and/or off site 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: Corporate Ridge Associates, LLC

PETITION NO.: Z-25

PRESENT ZONING: R-20

PETITION FOR: LRC

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Nickajack Cr/Chattahoochee River 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: _____

- 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 CONDITION

- 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 downstream receiving drainage system.

APPLICANT: Corporate Ridge Associates, LLC

PETITION NO.: Z-25

PRESENT ZONING: R-20

PETITION FOR: LRC

DRAINAGE 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 - **must be addressed at Plan Review**
- 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 naturally divided by a ridge that runs roughly north & south through the center of the parcel. The front half of the site drains to the west to the Atlanta Road R/W. The rear half of the site drains through existing residential lots to the east.
2. Since the nearest existing receiving structure to the east is located within the adjacent Paces Ferry Park S/D approximately 150 feet away and would require the acquisition of a drainage easement to access, it is anticipated that the required stormwater management facility be discharged directly to the existing system within the Atlanta Road R/W. This issue must be addressed at Plan Review.

APPLICANT: Corporate Ridge Associates, LLC

PETITION NO.: Z-25

PRESENT ZONING: R-20

PETITION FOR: LRC

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 |
|--------------|---------------------|------------------------|-------------|------------------------|--------------------------|
| Atlanta Road | 31600 | Arterial | 45 mph | Cobb County | 100' |

Based on 2005 traffic counting data taken by Cobb County DOT.

COMMENTS AND OBSERVATIONS

Atlanta 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.

As necessitated by this development for egress from Atlanta Road, a deceleration lane will be required at the access point.

Replace all disturbed sidewalk, curb and gutter along the road frontage

RECOMMENDATIONS

Recommend a deceleration lane at the access point along Atlanta Road.

Recommend replacing all disturbed sidewalk, curb and gutter along the road frontage.

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

STAFF RECOMMENDATIONS

Z-25 CORPORATE RIDGE ASSOCIATES, LLC

- A. It is Staff's opinion that the applicant's rezoning proposal will not permit a use that is suitable in view of the use and development of adjacent and nearby properties. There is not any commercially zoned property on this side of Atlanta Road, north of Gilmore Road. There is residentially zoned property on three sides of the property.

- B. It is Staff's opinion that the applicant's rezoning proposal will have an adverse affect on the usability of adjacent or nearby property. The area has been transitioning to residential uses the last few years. The commercial uses have been confined to the commercial nodes on Atlanta Road, which provides for an orderly use of property. Additionally, the proposal would need three variances from the zoning code.

- 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 or utilities. 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 not in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within a High Density Residential Land Use Category.

- 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 denying the applicant's rezoning proposal. The applicant's proposal is not in accordance with the *Cobb County Comprehensive Plan*. The applicant's plan is deficient regarding required parking, landscape buffers, and building size. The applicant's proposal is on a residential portion of Atlanta Road. The applicant's proposal would not be compatible with the residentially used property to the north, south, and east.

Based on the above analysis, Staff recommends DENIAL.

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.

9. Analysis of Impact

(a) The LRC proposal is consistent with a Decorator/Design Center use. The subject property fronts Atlanta Road (4 lane with divided center turn lane) to its west there is approximately 675 feet of commercial property facing the subject comprised of 4 separate businesses . The adjacent property to the north is rental residential, directly east is a single family residence and south is a neighborhood swim/tennis clubhouse which sole access is through the Tynemoore Court cul-de-sac.

(b) The future use will not adversely affect the existing use or usability of adjacent or nearby properties. Adjacent parcels to the south and east do not access Atlanta Road. The rental property to the north has its driveway located on the opposite side of the parcel from the subject property.

(c) The subject is currently zoned R-20. If left in its current use would continue as a private residence or residential rental property located on a heavily traveled 4 lane highway.

(d) The proposed decorator/design center would be operated by The Sherwin-Williams Company. The center generates a limited amount of Traffic. Business hours would be 7:00 AM to 6:00 PM Monday – Friday, 7:00 AM to 5:00 PM Saturday and 11:00 AM to 3:00 PM Sunday. Typically the highest volume of traffic occurs from 7:00 AM until 9:00 AM Monday –Friday. North bound traffic would enter the property by making a right turn. South bound traffic would not be impeded since there is an existing median turn lane dividing North and South bound traffic.

(e) The Limited Retail Commercial (LRC) proposal conforms with the decorator/design center’s specialized low intensity retail use as defined in Sec 134-214. One of the defined uses in this section is for interior decorating supplies.

(f) Within the past few years Ivy Walk and now West Village have introduced large mixed use projects to the Atlanta Road corridor between I-285 and Cumberland Parkway. These newly added units along with existing residential and commercial properties would benefit from the products and services that a neighborhood design center provides. The Sherwin-Williams Company is an excellent corporate citizen to Cobb County and as an employer has been voted one of America’s “most admired companies.” Their locations have proven to be an asset within the communities they serve.