



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-60-2022

SITE BACKGROUND

Applicant	Branch Acquisition Company, LLC
Phone	404-832-8900
Email	jhaylett@branchprop.com
Representative Contact	J. Kevin Moore
Phone	770-429-1499
Email	jkm@mijs.com
Titleholder	Branch Atlanta Road Associates II, L.P.; SJ Georgia Investor, LLC; Michael Howarth and Christine Howarth
Property Location	Located on the south side of Atlanta Road, north of Plant Atkinson Road
Address	4874, 4888 Atlanta Road, 2840 Plant Atkinson Road
Access to Property	Atlanta Road, Plant Atkinson Road

QUICK FACTS

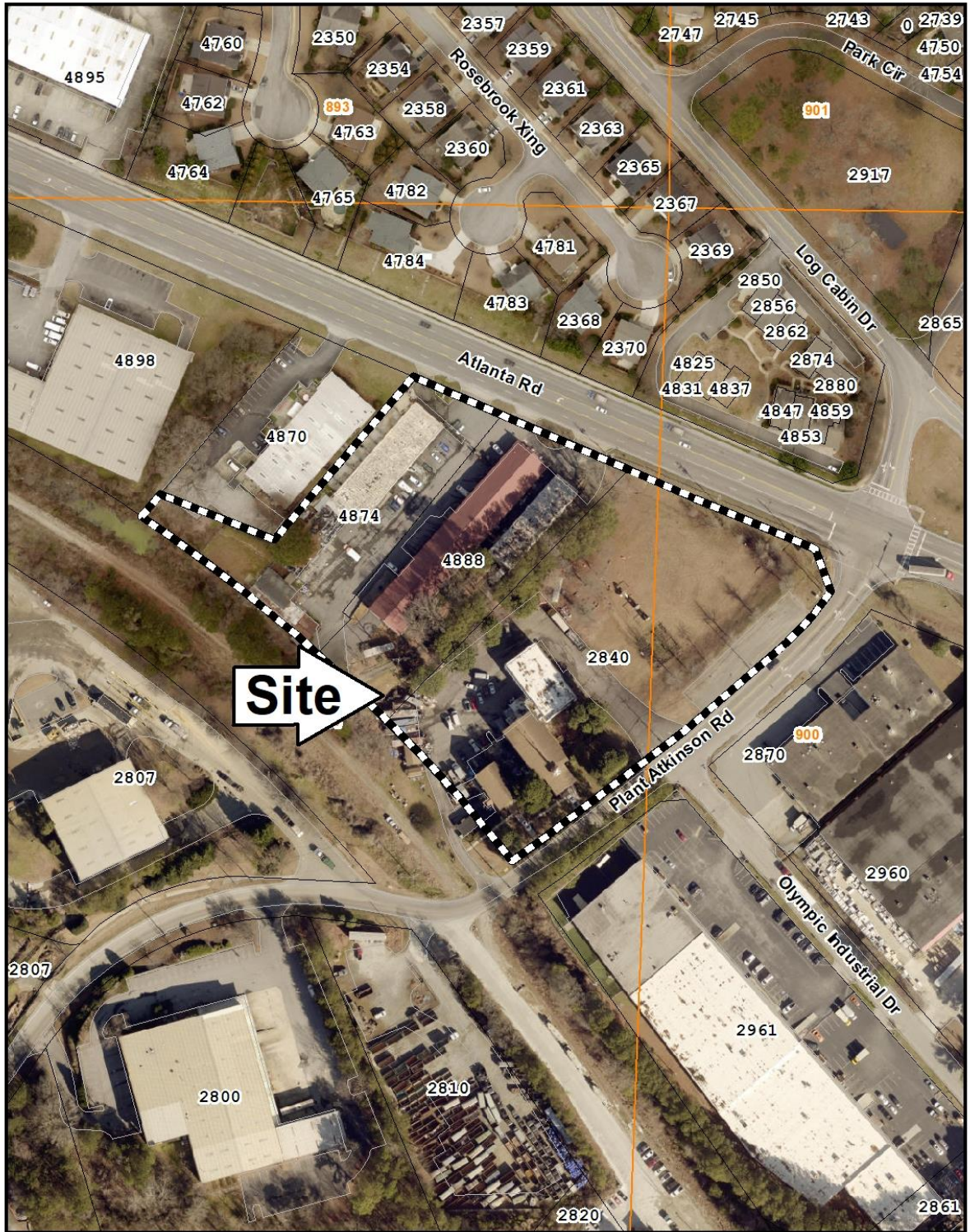
Commission District	2-Richardson
Current Zoning	HI
Current Use of Property	Commercial, Industrial
Proposed Zoning	RRC
Proposed Use	Mixed-Use Development
Future Land Use	PI, IND
Site Acreage	6.199
District	17
Land Lot	894, 900
Parcel #	17089400160, 17089400150, 17089400020
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

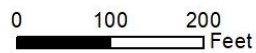
(Zoning staff member: Terry Martin, AICP, CNU-A)



Based on the analysis of this case, Staff recommends **DENIAL**.

Z-60 Aerial Map



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



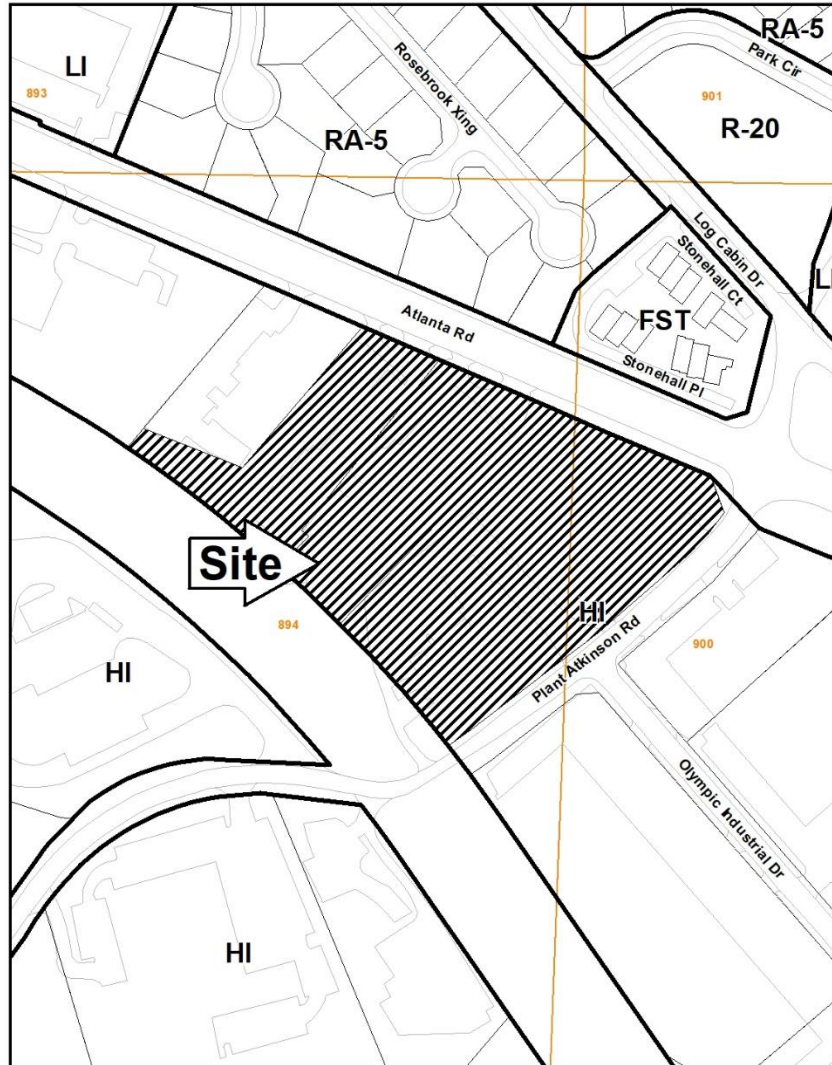
 Zoning Boundary
 City Boundary

North

Zoning: RA-5, FST / Single-family Residences, Townhomes

Future Land Use: MDR

Z-60 2022 GIS



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



□ Zoning Boundary
■ City Boundary

WEST

Zoning: HI / Industrial Uses

Future Land Use: IND

EAST

Zoning: HI / Building Materials Stores, Boarding Kennel

Future Land Use: IND

SOUTH

Zoning: HI / Industrial Uses

Future Land Use: IND

Current zoning district for the property

The HI district is established to provide locations for heavy industrial uses such as intensive automobile repair and service, heavy manufacturing, chemical manufacturing and storage, petroleum or petrochemical storage, and warehousing and storage, which are on properties delineated within an industrial category as defined and shown on the Cobb County Comprehensive Land Use Plan: A Policy Guide, adopted November 27, 1990. When located on the perimeter of an industrial node, the HI district should provide for uses that are lower in intensity and scale such as to ensure compatibility with surrounding properties.

Requested zoning district for the property

The RRC district is established to provide locations for intense retail commercial, office or mixed uses which exceed 500,000 net square feet and which are designed and oriented to serve a regional market making up a community. Projects developed within the RRC district should be done so as compact unified centers. Ideally, projects developed within the RRC district should occupy an area adjacent to or having good access to interstate highways, which is delineated within a regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990.

Summary of the applicant's proposal

The applicant is requesting to rezone the 6.20 acre site to the RRC regional retail commercial district in order to develop the property as a mixed use development including 393 residential units or 349,350 square feet and an additional 27,100 square feet of retail uses. The residential multifamily building will be five (5) stories in height while the retail portion will be two (2) story in places as well as occupy the ground level in other portions of the multifamily building. Parking will be provided by a parking deck (six (6) level with basement) located internally, wrapped by the other buildings of the development. Proposed square footages for the residential units will range from 650 to 1,250 square feet with the average size being 875 square feet. The proposed building architecture is stated to be "warehouse modern residential."

Residential criteria

Allowable units as zoned: 0

Proposed # of units: 393

Net density: 63.39

Increase of units: 393

Acres of floodplain/wetlands: 0

Impervious surface shown: 90%

Non-residential criteria

Proposed # of buildings: 3

Proposed # of stories: 2-5

Total sq. footage of development: 411,380

Floor area ratio: 1.52

Square footage per acre: 66,362

Required parking spaces: 959

Proposed parking spaces: 796

Acres in floodplain or wetlands: 0

Impervious surface shown: 90%

Are there any zoning variances?

Yes,

1. Reduce the front setback from required 50 feet to 20 feet;
2. Reduce the major side setback from required 25 feet to 10 feet;
3. Increase the maximum FAR from 1 to 1.52;
4. Reduce the required parking ratio for multifamily units from 1.75 parking spaces per unit to 1.50 parking spaces per unit; and
5. Reduce the required parking ratio for retail (eating and drinking establishments) from 1 space per 100 square feet to 0.75 spaces per 100 square feet.

07/25/21

The proposed zoning case must address the comments listed below by prescriptive code or equivalency, as approved by the Cobb County Fire Marshal's Office

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE:

New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This serves as an early notification to owners and developers for budgeting purposes.

FIRE DEPARTMENT ACCESS:

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 2018 Edition and Cobb County Development Standards 402.11).

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. (Cobb County Development Standards 402.11)

The all-weather surface must be specified and if other than asphalt or concrete requires individual approval by CCFMO. Grass pavers or similar surfaces are not permitted.

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 more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

Fire lanes will be determined by the reviewer after all comments are addressed or as determined by the fire inspector prior to final inspection of the site.

(continued)

SPECIFIC FIRE DEPARTMENT ACCESS (INTERNATIONAL FIRE CODE APPENDIX D):

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 26 feet, must be between 15 feet and 30 feet from the structure and be positioned parallel to one entire long side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access. (Cobb County Development Standards 401.8.2.1)

MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units.

Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2

D106.2 Projects having more than 200 dwelling units.

Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.

ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

1. Developments of one- or two-family *dwelling units* where the number of *dwelling units* exceeds 120 shall be provided with two separate and *approved* fire apparatus access roads.

Exceptions:

1. Where there are more than 120 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.
2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.
3. The fire apparatus access roads cannot be installed because of location on the property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

CERTIFICATE OF OCCUPANCY:

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

(continued)

GATES:

Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. The gates shall not reduce the operating width of the roadway. Double lane gates shall be a minimum of 20 feet in clear width. Gates shall be of the swinging or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Cobb County Fire Marshal's Office. (Cobb County Development Standards 401.8.2)

FIRE HYDRANT:

The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road. (Cobb County Development Standards 410.5.2)

SECTION D103

MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant.

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders (see Figure D103.1 in Appendix D).

FIRE PROTECTION:

Automatic sprinkler protection must be provided where mandated by the applicable codes.

Jeff Byrd

(770) 528-8814

jeffrey.byrd@cobbcounty.org

Z-60-2022 DEPARTMENT COMMENTS – Cemetery Preservation

No comment

09/06/22

Approval of this petition will cause concern for CCSD, as it will have an impact on the enrollment of one school, Nickajack ES is already **OVER** capacity.

School	Student Capacity	School Enrollment	Capacity Status
Nickajack ES	937	1169	232 over capacity
Campbell MS	1437	1198	239 under capacity
Campbell HS	3300	2721	579 under capacity

Z-60-2022 DEPARTMENT COMMENTS – Stormwater Management

07/29/2022

Project Information

1. Address: 4874/4888 Atlanta Road, 2840 Plant Atkinson Road
2. District: 2
3. Existing Zoning: HI Existing Allowable Impervious Coverage:
4. Proposed Zoning: RRC Allowable Future Impervious Coverage:

Site Data

1. Flood Damage Prevention Designated Flood Hazard: No
2. Drainage Basin: Chattahoochee River Basin
3. State Stream Buffers: No
4. County Stream Buffer Ordinance: No
5. Wetlands: No
6. Chattahoochee River Corridor: No

Comments and Recommendations

These comments and recommendations are typically required at the time of plan review and permitting.

1. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system including drainage swales and roadside ditches.
2. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist downstream.
3. Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s). Including hydrologic routing through the downstream detention pond or lake.
4. At the time of plan review calculate and provide percentage of impervious coverage for the project site.
5. The proposed onsite storm drain system and stormwater management facility is considered private. All annual inspections, maintenance and repairs are the responsibility of the property owner. A stormwater facility maintenance agreement and access easement will be required at the time of the land disturbance permit with the Cobb County Stormwater Management Division.
6. As of January 1, 2021, Stormwater Runoff Reduction is required per the Georgia Stormwater Management Manual (GSMM); unless it is determined to be infeasible during plan review.
7. At the time of plan review all Erosion Control Best Management Practices (BMP's) shall be designed in accordance with the "Manual for Erosion and Sediment Control in Georgia".
8. Special Condition
 - Downstream evaluations required at plan review include but not limited to storm drain system capacity and hydraulic modeling of the downstream detention pond.

02/29/2022

Cobb 2040 Comprehensive Plan: The subject tract is within the Industrial (IND) and Public Institutional (PI) future land use category. The purpose of the IND category is to provide for areas that can support heavy industrial and manufacturing uses. Typical land uses for these areas include plants that convert raw materials into a finished product. The purpose of the PI category is to provide for certain state, federal or local government and institutional uses such as government administrative building complexes, police and fire stations, schools and colleges, churches, hospitals and the like.

Comprehensive Plan Designation: Consistent Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? Yes No

If yes, which City: N/A

Was the city notified? Yes No N/A

Specific Area Policy Guidelines: Yes No

Masterplan/ Corridor Study: Yes No

Design guidelines area? Yes No

If yes, design guidelines area:

Atlanta Road

Does the proposal plan comply with the design requirements? Yes No N/A

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 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 investment)

Is the property eligible for the Façade Improvement Program? Yes No

(The Façade Improvement Program is an incentive for owners and tenants to enhance the appearance of buildings. The CDBG program provides the funding. Properties must be either on the current inventory of redevelopment sites or in a corridor study area and be in a census tract with at least 51% low and moderate income. The program serves to improve the economic viability of these areas.)

(continued)

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)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

Special District

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

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone?

Yes No

Is the property within the Clear Zone (CZ)?

Yes No

Is the property within 3000' of Dobbins ARB?

Yes No

Is the property within the Accident Potential Zone (APZ I)?

Yes No

Is the property within the Accident Potential Zone II (APZ II)?

Yes No

Is the property within the Noise Zone?

Yes No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?

Yes No

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.

7/28/22 – DATE OPTIONAL

Water comments:

At development: YES NO

Fire flow test required: YES NO

Size and location of existing water main(s): 8” in Atlanta Rd, 16” in Plant Atkinson Rd

Additional water comments:

Sewer comments:

In the drainage basin: YES NO

At development: YES NO

Approx. distance to nearest sewer: on site at rear of parcels

Estimated waste generation (in G.P.D.): Average daily flow = 154,000

Peak flow = 385,000

Treatment plant: South Cobb WRF

Plant capacity: Yes NO

Projected plant availability: 0-5 years 5-10 years over 10 years

Off-site easement required: YES* NO

Line capacity study required: YES NO

Letter of allocation issued: YES NO

Septic tank recommended by this department: YES NO

Subject to Health Department approval: YES NO

*If off-site easements are required, the developer/owner must submit easements to CCWS for review and 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/owner.

Additional sewer comments: Preliminary evaluation of flow data indicates adequate capacity in downstream sewer lift station. CCWS intends to install flow monitors to confirm data.

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process. The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Atlanta Road	Arterial	45	Cobb County	100'
Plant Atkinson Road	Minor Collector	35	Cobb County	60'

Roadway	Location	Average daily trips	Level of service
Atlanta Road	West of Plant Atkinson Road	22,400	D
Plant Atkinson Road	West of Maner Road	7,480	C

Based on 2017 AADT count data taken by GDOT, as published on their website, for Atlanta Road.

Based on 2018 AADT count data taken by GDOT, as published on their website, for Plant Atkinson 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 arterial or minor collector roads from this data source.

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

Comments and observations

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

Plant Atkinson Road is classified as a minor collector roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Cobb DOT has a planned SPLOST project in coordination with Georgia DOT and the PATH Foundation, for a 10' multi-use trail connecting to a proposed trail section along the existing railroad right-of-way. The SPLOST project extends from the existing railroad right-of-way along the west side of Plant Atkinson Road and continues along the south side of Atlanta Road east of Plant Atkinson Road.

Cobb DOT has requested additional analysis in the required traffic study to determine whether the left-in movement from Atlanta Road should be prohibited at the site driveway and to incorporate the heavy vehicle use of Plant Atkinson Road.

Recommendations

1. 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 Plant Atkinson Road a minimum of 50' from the roadway centerline. This dedication will ensure the proposed trail project along the Plant Atkinson Road property frontage is located within County right-of-way.
2. Recommend the applicant verify that minimum intersection sight distance is available for the Atlanta Road and Plant Atkinson Road access points, and if it is not, implement

(continued)

remedial measures, subject to Cobb DOT's approval to achieve the minimum requirements.

3. Recommend a traffic study. The traffic study should include an existing and base year (full build-out year) Build and No-Build analysis plus a horizon year (base year + 10 years) Build and No-Build analysis. A Submittal 1 (dated July 18, 2022) was received for this development and Cobb DOT provided comments and additional direction on August 1, 2022. Once the full study is complete, Cobb DOT recommendations may be revised.
4. Recommend Atlanta Road access include a deceleration lane. Recommend final design be determined during plan review, subject to Cobb County DOT approval.
5. Recommend Atlanta Road access either include a left turn lane or restrict the left-in movements from Atlanta Road. The traffic study has been directed to analyze anticipated impacts that a development left turn lane would have to the existing eastbound left turn lane at the adjacent signal. Cobb DOT will use this analysis to evaluate the potential restriction of left-in movements at this driveway. Recommend final design be determined during plan review, subject to Cobb County DOT approval.
6. Recommend developer construct an eastbound right turn lane from Atlanta Road to southbound Plant Atkinson Road. Recommend final design be determined during plan review, subject to Cobb County DOT approval.
7. Recommend Plant Atkinson Road access include a deceleration lane within the proposed trail buffer. The design should include a landscape strip buffer between the proposed trail and deceleration lane in order to separate pedestrian traffic from southbound vehicular traffic. Recommend final design be determined during plan review, subject to Cobb County DOT approval.
8. Recommend Plant Atkinson Road access include a left turn lane. The traffic study has been directed to evaluate the effect of the proposed left turn lane on the existing northbound left/through turn lane at the adjacent signal. Recommend final design be determined during plan review, subject to Cobb County DOT approval.
9. Recommend replacing disturbed curb and gutter, as well as adding 5' sidewalk along the Atlanta Road frontage.
10. Recommend curb, gutter, and 10' trail along the Plant Atkinson Road frontage. The existing curb and gutter should be removed and reconstructed to an 11' wide travel lane along Plant Atkinson along with the new curb, gutter, drainage and trail.

(continued)

11. Recommend removing and closing driveway aprons along the Atlanta Road and Plant Atkinson Road frontages that the development renders unnecessary.
12. Recommend any gates (and all parts of) within the parking deck entrances be set back a minimum of 50' from the right-of-way and meet Cobb County Development Standards.
13. Recommend no on-street parking along the Atlanta Road and Plant Atkinson Road property frontages.
14. Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the proposed SPLOST/PATH trail project.
15. Cobb County DOT Airport Manager will require additional information from the developer. This requirement is triggered by for having a building 40' or taller or is located within 4,000' of a runway for Cobb County International Airport-McCollum Field, Dobbins ARB, or Fulton County Airport – Brown Field.
16. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

It is Staff's opinion that the zoning proposal will not permit a use that is suitable in view of the use and development of adjacent and nearby property. Development in the surrounding area includes some residential neighborhoods as well as industrially zoned properties to the north across Atlanta Road with immediately adjacent properties south of Atlanta Road and along Plant Atkinson Road being exclusively industrial properties and usages such as a waste transfer station and concrete plant.

B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

The proposed use is located in an area that is an established industrial corridor with nearby access to railways and I-285. To establish such a large residential development in this area would have the potential to create conflict between such dissimilar uses that currently exist in the area such as Georgia Power and the County's R.L. Sutton Water Reclamation facility as well as the many other industrial users in the area.

C. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

It is Staff's opinion that the applicant's zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion is supported by the departmental comments contained in this analysis.

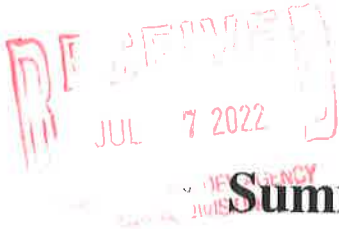
D. Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;

It is Staff's opinion that the applicant's zoning proposal is not in conformity with the policies and intent of the comprehensive plan which delineates this property to be within both the IND industrial and PI public/institutional future land use categories. The plan states that the purpose of the industrial category is to "provide for areas that can support heavy industrial and manufacturing uses" while the public/institutional category "provide(s) for certain state, federal or local government and institutional uses..." Policy Guidelines call for "the primary uses within IND area [to be] industrial or manufacturing (IND-P1)" and "not be located immediately adjacent to residential uses (IND-P3)." The Code forecasts RRC developments to be located within RAC regional activity centers, to locate one so near to industrial areas would create undue pressure upon these industrial centers within the County and result in a potential conflict between new residents and established industrial users.

E. 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;

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 zoning request. The applicant's proposal requires several variances from the requested RRC code. These variances, pertaining to setbacks, FAR, impervious coverage, and parking, highlight the extent to which the proposal outpaces even a typical RRC development. In this case, the request is also not supported by the site's future land use categorization of industrial and public/institutional; the Code recommends the RRC district for regional activity centers. To allow such an overly intense, by even RRC standards, residential development in a recognized industrial area would threaten the County's established industrial areas as well as set up a potential future conflict between new residents and existing industrial users.

The staff analysis and recommendation 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-60 (2022)

Hearing Dates: PC: 09/06/2022
BOC: 09/20/2022

Summary of Intent for Rezoning*

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

- a) Proposed unit square-footage(s): 650 to 1,250 square feet
- b) Proposed building architecture: Warehouse Modern Residential
- c) List all requested variances: To be determined during the rezoning process.

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

- a) Proposed use(s): Retail/Restaurant/Office
- b) Proposed building architecture: Warehouse Modern Residential
- c) Proposed hours/days of operation: To be determined.
- d) List all requested variances: To be determined during the rezoning process.

.....
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 this 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- 60 (2022)
Hearing Dates: September 6, 2022
September 20, 2022



Applicant: Branch Acquisition Company, LLC,
a Georgia limited liability company
Titleholders: Branch Atlanta Road Associates II, L.P.,
a Georgia limited partnership;
Michael Howarth; and
Christine Howarth

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

- (a) This Application for Rezoning seeks rezoning of approximately 6.199 acres located on the southerly side of South Atlanta Road and the northwesterly side of Plant Atkinson Road, and along the northeasterly side of the Seaboard Coast Line Railroad, Land Lots 894 and 900, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Property is currently zoned Heavy Industrial. Applicant is seeking rezoning of the Property to the Regional Retail Commercial ("RRC") zoning category for the purpose of a mixed-use development. The requested category of RRC will permit a use for the Property that is more suitable in view of its location and development of properties in close proximity, and will allow the Property to be utilized to its highest and most reasonable potential. Zoning and uses of properties in the area vary from residential to office, retail, commercial, and industrial purposes. The location of the Subject Property makes it uniquely suited for the proposed development; as well as, its location to Atlanta Road and interstate connectivity. The proposed RRC zoning classification and development for mixed-use would be compatible and beneficial to surrounding properties and the area as a whole.
- (b) This zoning proposal should have no adverse effect on the existing use or usability of adjacent or nearby property. The proposed development should have a minimal, if any, impact on surrounding properties. If approved and developed according to the request, the adjacent and nearby property owners would benefit in higher land values. Cobb County will benefit in increased tax revenue.
- (c) The property, as zoned, does not have a reasonable economic use. Rezoning of the Property to the proposed RRC classification would allow the Property to be developed and utilized to its highest and best potential, and consistent with properties in the immediate proximity.

- (d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Development, as proposed, would have minimal effect on utilities and transportation facilities. The Property has convenient access to the interstate highway and major thoroughfares within the County. Roadway improvements in and around the Subject Property in recent years have eased access and traffic concerns related to the proposed development.
- (e) The zoning proposal is not in conformity with the Future Land Use Map of Cobb County, Georgia.
- (f) This zoning proposal is consistent with the current conditions affecting the development of this Property. Improvements to the area roadways and major thoroughfares and interstates have been made in recent years to ease traffic flow in order to accommodate development in and around the Subject Property.



ARCHITECT
 PRESTON ARCHITECTS, LLC
 115 Peachtree Street, Suite 1000
 Atlanta, Georgia 30309
 Phone: 404.525.1100
 Fax: 404.525.1101

CLIENT
 BRANCH PROPERTIES
 ATLANTA, GEORGIA

PROJECT
 Atlanta Road
 10000 ATLANTA ROAD
 10000 ATLANTA ROAD

RECEIVED
 JUL 7 2022
 COBE CO. COMM DEV AGENCY
 ZONING DIVISION

- AREA SUMMARY (REFER TO DS-42 FOR MATRIX):**
- RETAIL 27,100 SF
 - INDOOR AMENITY: 10,340 SF (INCLUDING 5,400 SF MICRO OFFICE)
 - GROSS RESIDENTIAL: 365,940 SF (AT 50 MSF / LEVEL)
 - AFTER BALCONY AREA REDUCTION (N/A): 343,980 SF
 - UNIT NUMBER: 369 UNITS AT AVERAGE 875 SF/UNIT
- REQUIRED PARKING:**
- 202 RETAIL SPACES AT 7.5 / 1,000 SF
 - 55M RESIDENTIAL SPACES AT 1.5 SPACES/UNIT
 - TOTAL REQUIRED: 793 SPACES
- PROVIDED PARKING:**
- 799 SPACES (6 LEVELS - BASEMENT LEVEL AT 125 SPACES / FL)



1 LEVEL 01
 Scale: 1/8" = 1'-0"