

BARNES, BROWNING, TANKSLEY & CASURELLA

166 ANDERSON STREET, SUITE 225

MARIETTA, GEORGIA 30060

(404) 424-1500

FAX: (404) 424-1740

ROY E. BARNES
THOMAS J. BROWNING
CHARLES B. TANKSLEY
JERRY A. LANDERS, JR.
JEFFREY G. CASURELLA
BENNY C. PRIEST

THOMAS J. CASURELLA
(1956-1989)

OF COUNSEL
GEORGE T. SMITH
HOWARD D. ROTHBLOOM, P. C.

November 17, 1994

Ms. Beverly Rhea
Review Coordinator
Atlanta Regional Commission
200 Northcreek, Suite 300
3715 Northside Parkway
Atlanta, Georgia 30327-2809

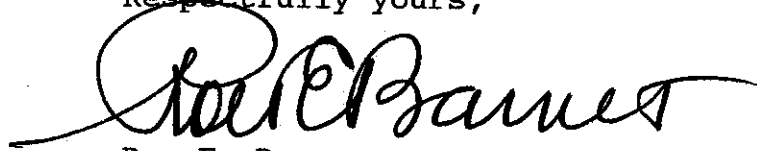
Dear Ms. Rhea:

This is to inform you that I represent Larry Thompson. We are in receipt of a copy of your correspondence to Edwin L. Thomas, Jr. of Cobb County regarding commercial developments at the southeast and southwest intersections of Sandy Plains and Shallowford Roads. The Thompson rezonings which are at the northeast and northwest corners were prior to the Review Act of the ARC, and, therefore, contrary to your letter do not need ARC approval.

I hope this answers your inquiry in regard to this matter.

Respectfully yours,

*Ray says
there is an
small
site plan*

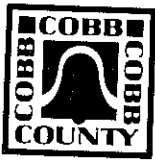


Roy E. Barnes

REB/jmh

cc: Mr. Larry Thompson
Mr. Henry Hays

Talked to Ray 11/18. In late 80's, Larry Thompson got whole 4 corners rezoned because he convinced me. Gladly it needed to be done as a whole w/ big wetlands mitigation. Larry dev'd his NE & NW. Now they are changing SW from hospital to residential



ZONING DIVISION
Community Development Department
100 Cherokee Street, Suite 500
Marietta, Georgia 30090-9674
(404) 528-2000 / FAX (404) 528-2049

Mark A. Danneman
DIVISION MANAGER

November 4, 1994

Mr. Harry West
Executive Director
Atlanta Regional Commission
200 Northcreek, Suite 300
3715 Northcreek Parkway
Atlanta, Ga. 30327

Dear Mr. West:

Cobb County is requesting a Formal Review a Development of Regional Impact for a proposed commercial development/subdivision located on the south east and west intersection of Sandy Plains Road and Shallowford Road. The owner of the property is Evelyn J. Gordy-Rankin in the Estate of W. Frank Gordy. The developer of the commercial properties will be A. B. Real Estate, Inc. and the residential developer will be John Wieland Homes, Inc. The development has been separated into three rezoning cases to be heard by the Planning Commission on 12-06-94 and the Board of Commissioners on 12-20-94. The rezoning cases are numbered as follows: Z-187-John Wieland; Z-188 A. B. Real Estate and Z-189 A. B. Real Estate.

The rezoning case approved by the Cobb Board of Commissioners on 11-15-88 for Mr. Larry Thompson is enclosed for review and comparison of the plans. The basic plan for the residential subdivision now includes what was originally planned as a medical center. The commercial tract located at the southwest intersection now is proposing the office complex that was approved now become part of the commercial development. The commercial tract located at the southeast intersection is very similar to the approved site.

If an additional information is needed, please call for assistance.

Sincerely,

Edwin L. Thomas, Jr.
Principal Planner

Enclosure

Board of Commissioners

Bill Byrne
CHAIRMAN

William A. Cooper
DISTRICT 1

Joe L. Thompson
DISTRICT 2

Gordon J. Wysong
DISTRICT 3

C. Freeman Poole
DISTRICT 4

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Atlanta Regional Commission
200 Northcreek, Suite 300
3715 Northside Parkway
Atlanta, Georgia 30327-2809



November 8, 1994

Mr. Edwin L. Thomas, Jr.
Principal Planner
Zoning Division - Cobb County
100 Cherokee Street, Suite 500
Marietta, GA 30090-9674


Dear Ed:

Thanks for sending us information on the proposed rezonings of the residential and commercial developments at the southeast and southwest intersections of Sandy Plains and Shallowford Roads and the approved Thompson rezonings which appear to be at the northeast and northwest intersections. Since we did not review the Thompson rezonings and since they will need further governmental actions in order to proceed, we will need to do one single DRI review on all the proposals - rezoned and pending combined, i.e., Weiland, A.B. Real Estate, and Thompson.

Therefore, we are requesting that the County have the three developers work together to comprehensively complete the enclosed form on these combined developments - Weiland, A.B. Real Estate and Thompson. If they each want to calculate their impact and the County combine the information, that would be acceptable.

We appreciate your help in this matter. We are available to answer any questions if that will expedite matters and we will complete our review ASAP after we receive the requested information.

Sincerely,


Beverly Rhea
Review Coordinator

BR:rly

c: Mr. Larry Thompson
Mr. John Moore, Moore & Rogers

DEVELOPMENTS OF REGIONAL IMPACT

Request for Review Form

Name of Local Government Completing Request: _____
Contact Person: _____ Telephone Number: _____
Name of Development: _____
Location of Development: City _____ County _____

Location of Government:

Atlanta Region ☐
Metropolitan Area ☐
Non-Metropolitan ☐

Type of Government Action Requested:

Requested Action	Local I.D. Number (If Applicable)
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Rezoning	X
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Variance	
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Permit	
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Water Tap-on	
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Sewer Tap-on	
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Other (specify:)	
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About the Development:

Type of Development: Shopping Center

Threshold Number(s): _____

Name of Developer: A.B. Shopping Center Properties, Inc.

Contact Person: Bill Ayers

Telephone Number: 205/969-1000

FAX Number: 205/969-1051

Summary of Proposed Development:

Retail shopping center of 347,122 GSF on 44.8 acres of land located at the
intersection of Shallowford and Sandy Plains Roads. SW corner.

(Attach Additional Pages if Necessary)

Submitted by: Bill Ayers

Title: _____

Signature: Bill Ayers

Date: 10/4/94

For RDC Use Only:

Form Complete? (Y/N): _____

Formal Acceptance Date: _____

Accepted By: _____

**COMPLETE PAGES 2 AND 3 ONLY IF
THE PROPOSED DEVELOPMENT EXCEEDS ANY OF THE THRESHOLDS
ON THE LOCAL GOVERNMENT THRESHOLD CHECKLIST**

Name of Local Government Completing Request: _____
Contact Person: _____ Date Submitted: _____

Project Information:

Project Phasing: Element Completed % of Overall Project Est. Completion Date

Projected Build-out Date _____ Estimated Value At Build-out _____

Is the project an expansion of an existing project _____ or a new project? _____ (check one)

Project Size:

	Office	Retail	Residential	Hotel	Industrial	School	Hospital	Other	Total
Acreage		24.17	44.80	204.0					
Scale	sq ft	sq ft	units	rooms	employees	students	beds		
		120,000	470						

List any infrastructure improvements (off-site) to be made by the developer: _____

Check any developer-proposed mitigation measures:

☒ buffers ☒ landscaping ☒ accel/decel lanes
☒ stormwater management ☒ erosion and sediment control
_____ other (specify): _____

Will the development displace any existing uses? _____ Yes ☒ No
If yes, describe any displaced uses (square footage, units, etc.): _____

Is the development located in a water supply watershed? _____ Yes ☒ No
If yes, indicate the size of the watershed: _____ square miles
and the amount of impervious surface proposed: _____

Is the development located in or near a groundwater recharge area? _____ Yes _____ No
If yes, list the number of septic tanks: _____
and identify potential pollution problems: _____

Is the development located at the site of or near a wetland? ☒ Yes _____ No
If yes, define the portion of the proposed development that is in the wetland: _____ acres

Project Information (continued):

Is the project located in or near a protected mountain or river corridor? Yes X No

If yes, list the resource affected: _____
and describe the impact: _____

Is the development located in or near a historic resource? Yes X No

If yes, list the resource affected: _____
and describe the impact: _____

How many new jobs will be created by the proposed development? 126 short-term
 506 long-term

What is the total 24-hour projected traffic volume for the development:

AM: 370 entering 635 exiting Peak hour

PM: 1021 entering 1008 exiting Peak hour

What is the estimated water supply demand? 87 MGD

What is the estimated sewage flow? 61 MGD

How much solid waste will be generated? 1,112 tons/yr

Will any hazardous waste be generated by the development? Yes X No

If yes, describe the hazardous materials: _____

Local Government Information:

Is the project consistent with your comprehensive plan? Yes No

Will the project affect implementation of your short term work program? Yes
 No

Will the existing public facilities support the development? Yes No

What other projects have been approved in the jurisdiction? _____

Is the entire project located inside your jurisdictional boundary? Yes No

What planned traffic improvements in your community would be impacted by the proposed project? _____

Will your public safety services be able to handle the increased demand? Yes
 No

What are the estimated tax revenues that will be generated by the proposed project? _____

(Please attach any additional information that would be helpful)

Project Information (continued):

Is the project located in or near a protected mountain or river corridor? Yes X No

If yes, list the resource affected: _____
and describe the impact: _____

Is the development located in or near a historic resource? X Yes No

If yes, list the resource affected: Cemetery on-site.
and describe the impact: Cemetery is being left undisturbed.

How many new jobs will be created by the proposed development? 47 short-term
 126 long-term

What is the total 24-hour projected traffic volume for the development:

AM: 157 entering 100 exiting Peak hour
PM: 424 entering 441 exiting Peak hour

What is the estimated water supply demand? 26 MGD

What is the estimated sewage flow? 18 MGD

How much solid waste will be generated? 330 tons/yr

Will any hazardous waste be generated by the development? Yes X No

If yes, describe the hazardous materials: _____

Local Government Information:

Is the project consistent with your comprehensive plan? ✓ Yes No

Will the project affect implementation of your short term work program? Yes
 ✓ No

Will the existing public facilities support the development? ✓ Yes No

What other projects have been approved in the jurisdiction? _____


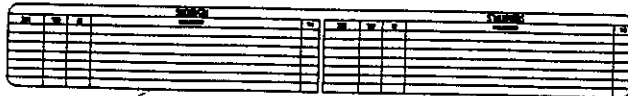
Is the entire project located inside your jurisdictional boundary? ✓ Yes No

What planned traffic improvements in your community would be impacted by the proposed project? _____

Will your public safety services be able to handle the increased demand? Yes
 ✓ No

What are the estimated tax revenues that will be generated by the proposed project? _____

(Please attach any additional information that would be helpful)



A.B. Real Estate, Inc.
1000 Massachusetts Ave., Suite 200, Boston, MA 02118
(617) 552-1500 / Fax (617) 552-1501

44.80 ACRES PARCEL
SANDY PLAINS & SEALLOWFORD ROAD
A.B. REAT ESTATE, INC.
PRELIMINARY SITE PLAN

DATE	TIME	NAME	SEX
P-1	O		

Z-189



TECHNICAL DATA

SHALLOFORD

7-10-68

\$44.80 ACRE\$

OUTPACED, C
A 1.1% ANNUAL

OUTPUT
\$ 1.97

**DOVER
PUBLISHERS**

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SANDY PLAINS ROAD VARIABLE R/W

ROBERT L. HARRIS  
AND WILLIAM  
MONTGOMERY

**U. 000000**

## STATION

- **STANDARD**
- **STANDARD WITH SH**
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| MAJOR "C"      | 11,223 SF  |  |  |
| MAJOR "C"      | 40,000 SF  |  |  |
| MAJOR "C"      | 80,000 SF  |  |  |
| MAJOR "C"      | 20,000 SF  |  |  |
| MAJOR "C"      | 30,000 SF  |  |  |
| MAJOR "C"      | 30,000 SF  |  |  |
| GENERAL RETAIL | 45,000 SF  |  |  |
| TOTAL GFA      | 247,123 SF |  |  |
| FUTURE EXP.    | 17,500 SF  |  |  |
| FUTURE TOTAL   | 364,623 SF |  |  |

|                                    |  |
|------------------------------------|--|
| 1,275 PAGES REQUIRED @ 6.0/1000    |  |
| 1,275 PAGES REQUIRED @ 5.5/1000    |  |
| AFTER EXP. 1ST PROPOSED @ 5.5/1000 |  |

|                   |               |               |
|-------------------|---------------|---------------|
| TOTAL SET ACREAGE | 64.800 ACRES  | 10.72 ACRES   |
| (LESS G.O.W.)     | 2.30.30 ACRES | 8.11.00 ACRES |
| QUINCY A          |               |               |
| QUINCY B          |               |               |
| QUINCY C          |               |               |

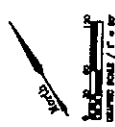


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AB Real Estate, Inc.  
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PRELIMINARY SITE PLAN  
SANDY PLAINS & SHALLOWFORD ROAD  
24.17 ACRES PARCEL  
SANDY PLAINS & SHALLOWFORD ROAD

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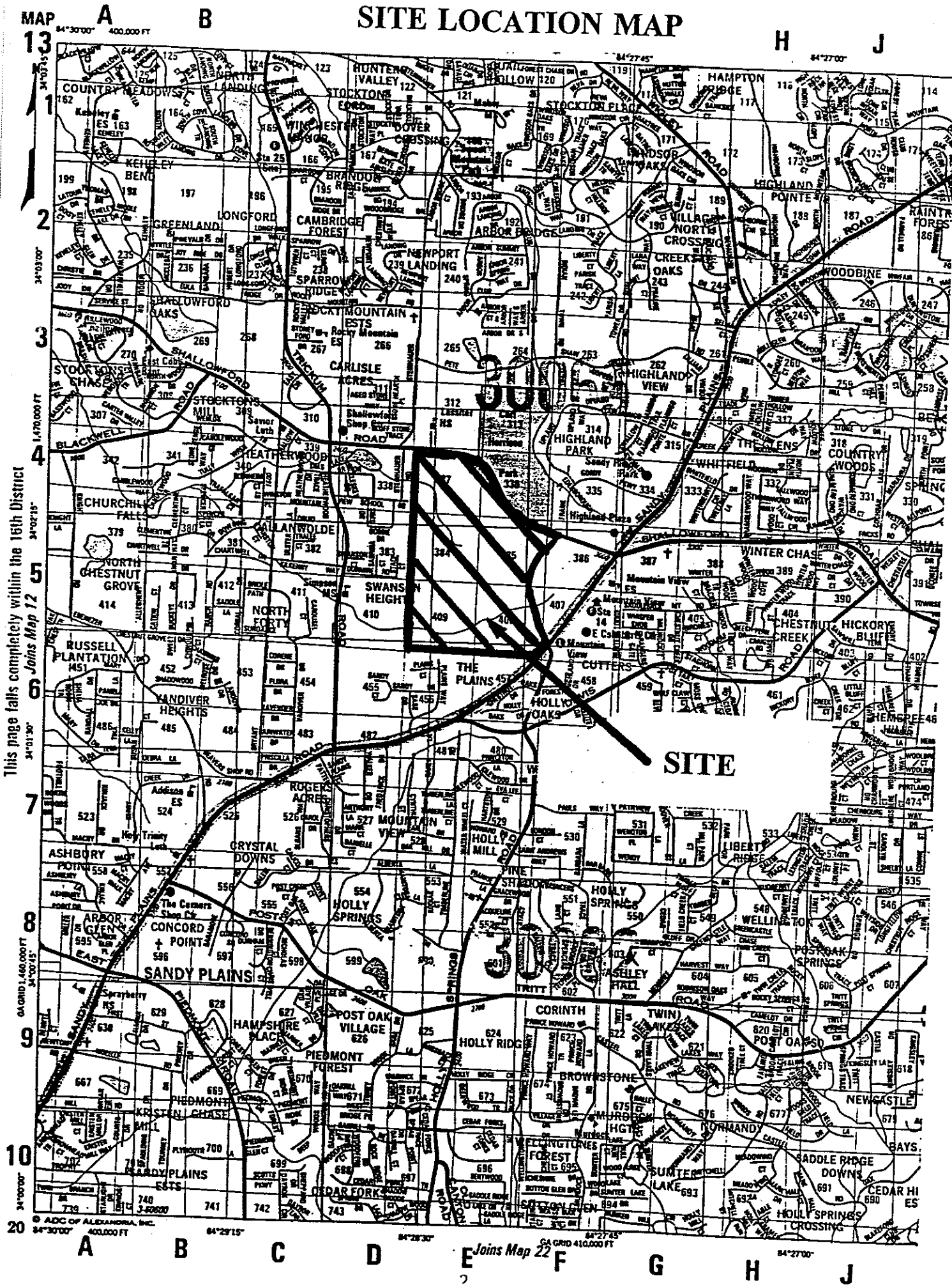
# B

## SITE LOCATION MAP

# H

J

**This page falls completely within the 16th District**





REZONING APPLICATION  
24.17 ACRES TO CRC, SOUTHEAST CORNER OF  
SANDY PLAINS AND SHALLOWFORD ROADS

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

- (a) This zoning proposal to CRC will permit a use that is suitable in view of the use and development of the adjacent and nearby property. The property is across the intersection Shallowford Road from an existing shopping center. This proposal is in general conformance with a previously approved mixed use plan.
- (b) This zoning proposal should have no adverse effect on the existing use or useability of adjacent or nearby property. It should have a very positive effect. If approved and developed according to the request, the adjacent and nearby property owners should benefit in higher land values. The county will benefit in increased sales tax revenue. Residents will benefit by having a larger variety of available shopping and most probably enjoy better values due to increased competition.
- (c) The property as zoned, a combination of GC, NS and O&I, does have a reasonable economic use. This zoning proposal requests 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 development has almost no effect on schools, minimal effect on utilities and transportation facilities. The major effect will be on traffic. The newly widened and improved roadways in the area can handle this increased traffic without burdensome effects. A recent traffic study has been completed. Results of this study are included.
- (e) This zoning proposal is in conformity with policy and intent of the land use plan. The current Cobb County plan shows all of this area as "Community Activity Center". CRC zoning is consistent with the policy and intent within a "Community Activity Center".
- (f) The demand for retail space is stronger than for office and institutional in this area. This zoning proposal is consistent with the current conditions affecting the development of this property.