



**Community Development –
Zoning Division**

John Pederson – Division Manager

**Case No.
Z-51-2021**

Cobb County...Expect the Best!

ZONING CASE #

Z-51-2021

SITE BACKGROUND

Applicant	QuikTrip Corporation, Michael S. Burk
Phone	770-325-6720
Email	mburk@quiktrip.com
Representative Contact	Richard Calhoun
Phone	770-422-1776
Email	rcalhoun@gdcrlaw.com
Titleholder	Louise G. Howard Family Investments, L.P.
Property Location	Located on the southwest side of South Cobb Drive, on the northwest side of River View Road
Address	5322 South Cobb Drive; 2273, 2259 River View Road
Access to Property	South Cobb Road, River View Road, Maner Road (private)

QUICK FACTS

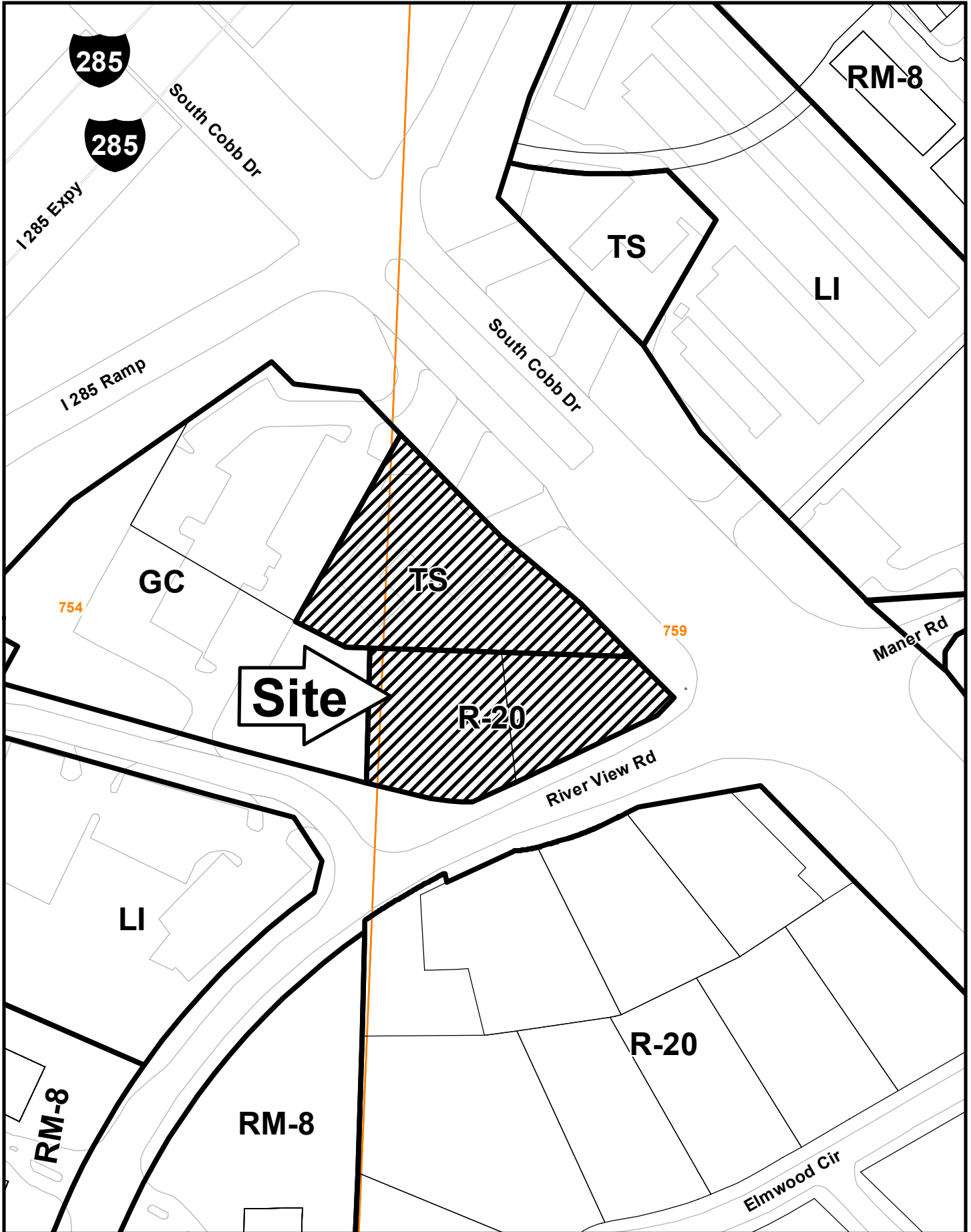
Commission District	4-Sheffield
Current Zoning	TS, R-20
Current Use of Property	Auto repair; Vacant, undevelop lots
Proposed Zoning	NRC
Proposed Use	Convenience Store with Fuel and Retail Sales
Future Land Use Designation	CAC
Site Acreage	1.55
District	17
Land Lot	754, 759
Parcel #	17075900150, 17075900160, 17075400040
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

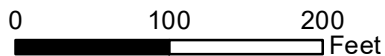
ATTACHMENTS



1. Z-51
2. Z-51-2021_Site Plan 060121
3. Z-51A
4. Z-51-2021_Summary of Intent 060121
5. Z-51-2021_Impact Statement 060121
6. Z-51-2021_Elevations 060121

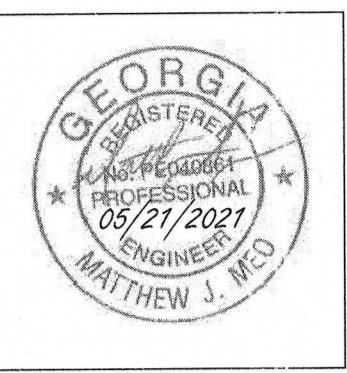
Z-51 2021-GIS



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-  Zoning Boundary
-  City Boundary



PROJECT NO.: 070635



QuikTrip No. 1739
5322 S. COBB DR.
COBB COUNTY, GA



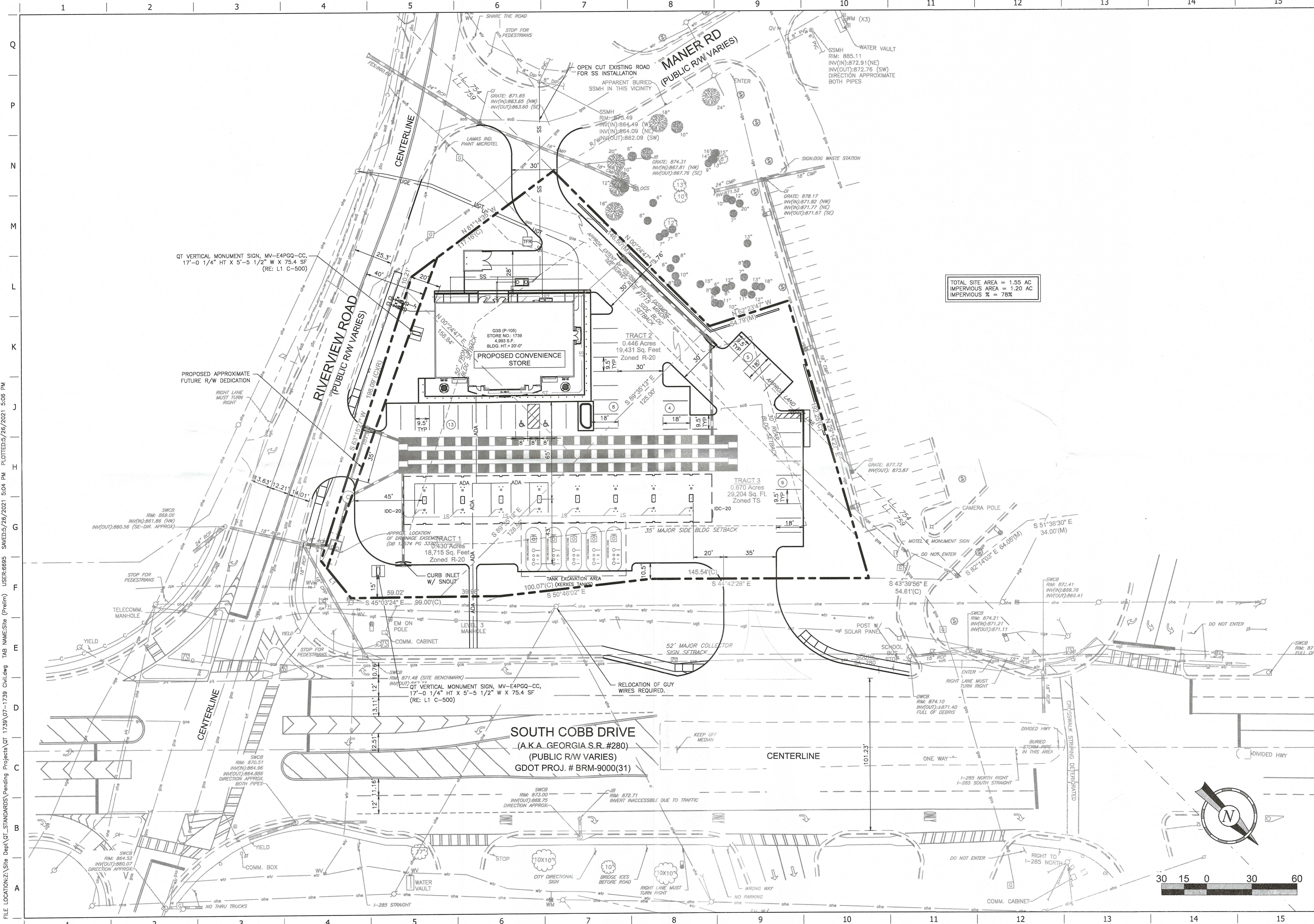
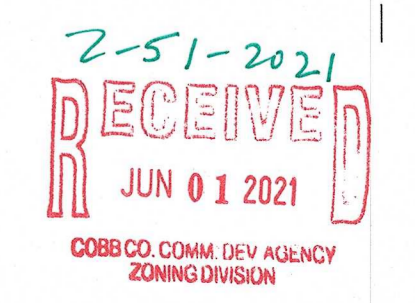
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PROTOTYPE: P-105 (02/01/21)
DIVISION: 001
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION

SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET NUMBER:
3



TOTAL SITE AREA = 1.55 AC
IMPERVIOUS AREA = 1.20 AC
IMPERVIOUS % = 78%

SOUTH COBB DRIVE
(A.K.A. GEORGIA S.R. #280)
(PUBLIC R/W VARIES)
GDOT PROJ. # BRM-9000(31)

PROPOSED CONVENIENCE STORE
G38 (P-105)
STORE NO. - 1739
0.446 Acres
BLDG. HT. = 20'-0"

TRACT 2
0.446 Acres
19,431 Sq. Feet
Zoned R-20

TRACT 3
0.870 Acres
29,204 Sq. Ft.
Zoned TS

TRACT 1
0.874 Acres
18,715 Sq. Feet
Zoned R-20

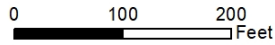
FILE LOCATION: Z:\Site Data\OT_STANDARDS\Pending Projects\OT 1739\07-1739 Civil.dwg TAB NAME: Site (Prelim) USER: 66955 SAVED: 5/26/2021 5:04 PM PLOTTED: 5/26/2021 5:06 PM



FOR PERMIT REVIEW ONLY. NOT FOR CONSTRUCTION.

Z-51 Aerial Map



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 Zoning Boundary
 City Boundary

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ZONING DIVISION

Application No. Z-51

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): _____
- b) Proposed building architecture: _____
- c) List all requested variances: _____

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

- a) Proposed use(s): Convenience food store with self service fuel sales
- b) Proposed building architecture: See attached sample elevations
- c) Proposed hours/days of operation: 24 hours, 7 days a week
- d) List all requested variances: See attached

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

Proposed store is a slightly smaller (4,993 s.f.) version of the QuikTrip's Generation III Stores.

-
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). No

d) List all requested variances:

1. Setbacks:

Subject to any required right of way dedication on Riverview Road, variance needed for reduction of front set back from existing right of way on Riverview Road from 50' to 20' due to unusual and difficult site geometry. Right of way dedication will increase the amount of set back variance needed on a per foot basis.

2. Impervious Surface:

Impervious Surface Variance needed from 70% maximum to 78% maximum, due to size and geometry of site, though this percentage may change depending on amount and location of required dedication of right of way.

3. Signage Outside Buildable Area:

Variance needed from code allowance of 120 s.f. to total of 190.8 s.f. outside buildable area, to accommodate standard signage consistent with other QuikTrip locations.

4. Wall Signage

Variance needed to allow sign outside buildable area.

Variance also needed from code allowance of total of 49 s.f. to total of 122.71 s.f. for single individual building wall sign consistent with other QuikTrip locations.

5. Monument Signage Set Back

Setback variance needed for monument sign on Riverview Road frontage to allow placement 2 feet from final right of way line, due to site size and geometry.

6. Electronic Monument Sign Frontage Variance

Variance needed to allow Electronic Monument Sign with less than 200 feet frontage on Riverview Road (198 feet frontage), due to site size and geometry.

7. Electronic Monument Sign Spacing Variance

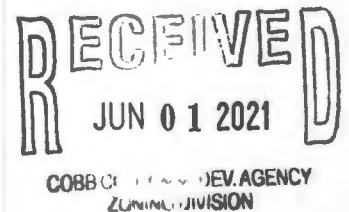
Variance needed to allow electronic monument signs to be spaced 165 feet apart rather than 200 feet apart, due to site size and geometry.

8. Sign Structure Area Variance

Variance needed to total sign structure area from allowed 300 s.f. to 386.91 s.f.

9. Landscape Strip Variance

Landscape strip variance needed from 8' to zero feet in certain locations along Riverview Road frontage, due to size, geometry of site, and anticipated right of way dedication.



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QUIKTRIP ZONING IMPACT ANALYSIS:

QuikTrip Corporation proposed rezoning from TS & R-20 to NRC

N.W. Quadrant of South Cobb Drive and Riverview Road

Page 1 of 2

- (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 proposed rezoning is suitable in view of the use and development of nearby property. The subject property consists of an auto service center located on a .77 acre parcel zoned T.S. and two residential parcels of .43 & .446 acres zoned R-20. QuikTrip proposes to construct a new QuikTrip Generation III store which will utilize this entire 1.6 acre assemblage.

- (b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

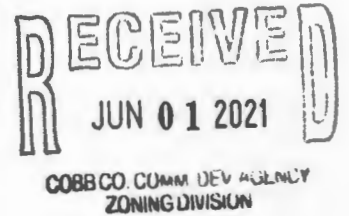
The proposed rezoning will not affect the existing use or usability of adjacent or nearby properties as nearby properties are zoned for commercial (Motel 6) or industrial (Lamas Industrial Paint) uses, and are located in the vicinity of the busy intersection of South Cobb Drive and Riverview Road.

- (c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The property affected by this rezoning proposal has no reasonable economic use as currently zoned. The T.S. zoned portion of the site is occupied by an auto service business with minimal room for expansion, and the two residential parcels are both vacant. The residence located on the parcel to the west was demolished and removed over ten years ago. The applicant and owners respectfully submit that any action other than the unconditional grant of the requested zoning and variances would amount to an uncompensated taking and damaging of their private property rights without due process of law, as well as a denial of equal protection of the laws pursuant to Article 1, Section 1, Paragraphs 1 and 2, and Article 1, Section 3, Paragraph 1 of the Georgia Constitution, as well as corresponding provisions of the United States Constitution.

QUIKTRIP ZONING IMPACT ANALYSIS:

Page 2 of 2



- (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 use will not result in an excessive or burdensome use of existing transportation infrastructure, utilities or schools. South Cobb Drive is a State Highway and has been substantially widened, and existing infrastructure adequately supports compatible uses in this area.

- (e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan.

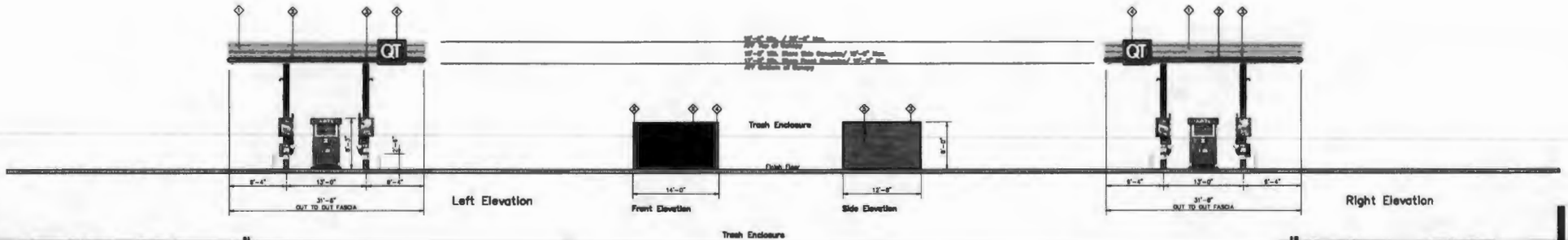
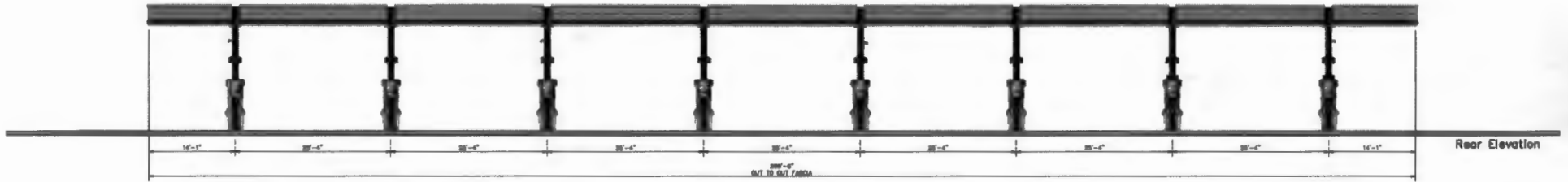
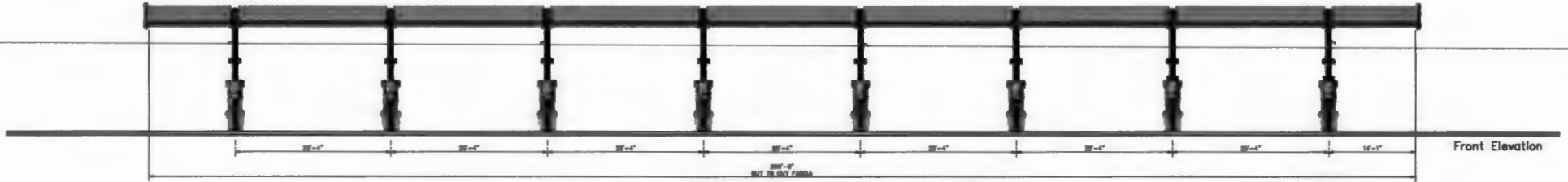
The proposed rezoning conforms substantially to the County's land use plan, as all three parcels are located within a community activity center. The one anomaly is SAPG CAP-16, adopted nearly twenty years ago, which recommends limiting uses in the CAC area to LRO only. Applicant and owner submit, however, that the considerations which may have supported SAPG CAP-16 twenty years ago are no longer applicable, and appear to have been disregarded in subsequent rezoning and development activity in this area.

- (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.

There are existing and changing conditions supporting the proposed rezoning. South Cobb Drive at its intersection with Riverview Road has been widened considerably in the years since SAPG CAP-16 was adopted, the three residences possibly referenced by SAPG CAP-16 are now vacant properties, and HDR housing rather than MDR housing has been developed adjacent to the Forest Acres Subdivision, all of which suggest that there is little reason to limit uses at this intersection to LRO.

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QT **QuikTrip**
 4708 South 129th East Ave.
 Tulsa, OK 74134-7008
 P.O. Box 5276
 Tulsa, OK 74101-5475
 (918) 619-7700

Store # 1739	Vertical 8 Canopy Elevations	Address: 5322 S Cobb Dr	City, State: Atlanta, GA
Serial # 07-1739-GV08	Scale: 1/16" = 1'-0"	Issue Date: 06.01.21	Drawn By: JK
		Rev/Notes:	

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Q	FINISH	MANUFACTURER	SPECIFICATION
1	WOOD PANELING	WOOD	STANDARD
2	UPPER PANELING	UPPER PANELING	STANDARD
3	TRASH ENCLOSURE	TRASH ENCLOSURE	STANDARD
4	DISH TRAY	DISH TRAY	STANDARD
5	TRASH ENCLOSURE	TRASH ENCLOSURE	STANDARD
6	TRASH ENCLOSURE	TRASH ENCLOSURE	STANDARD
7	TRASH ENCLOSURE	TRASH ENCLOSURE	STANDARD
8	TRASH ENCLOSURE	TRASH ENCLOSURE	STANDARD