



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-18-2025

SITE BACKGROUND

Applicant	RaceTrac, Inc
Phone	770-431-7600
Email	chstewart@racetrac.com
Representative Contact	Kevin Moore
Phone	770-429-1499
Email	jkm@mijs.com
Titleholder	The Medford Family LP
Property Location	Northwest intersection of Bells Ferry Road and Barrett Pkwy
Address	2595 Bells Ferry Road
Access to Property	Bells Ferry Road and Barrett Parkway

QUICK FACTS

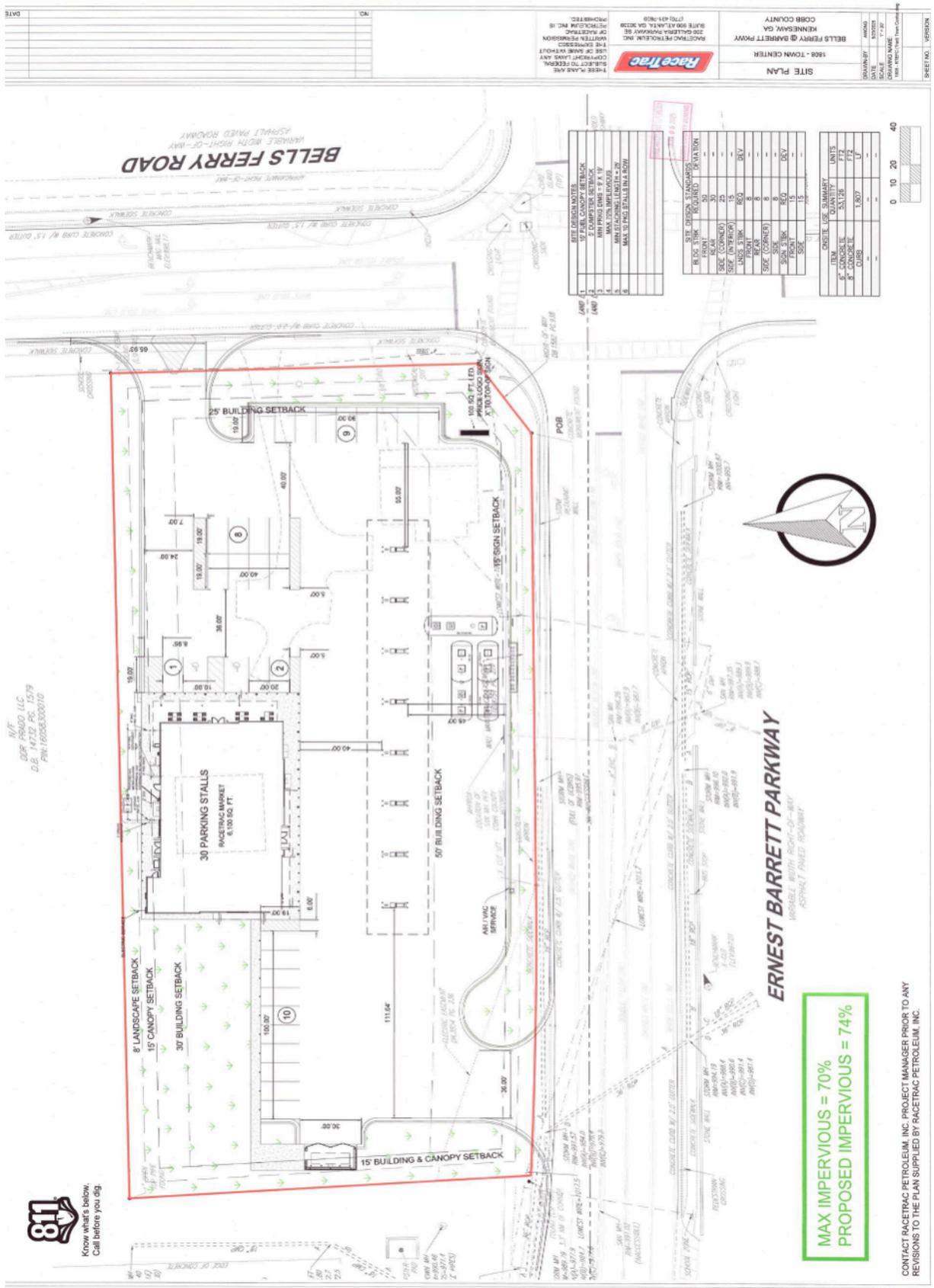
Commission District	2 - Allen
Current Zoning	Planned Shopping Center (PSC)
Current Use of Property	Vacant (House removed)
Proposed Zoning	Neighborhood Activity Center (NRC)
Proposed Use	Convenience store with fuel sales
Future Land Use	Neighborhood Activity Center (NAC)
Site Acreage	2.009 acres
District	16
Land Lot	583
Parcel #	16058300140
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

(Zoning staff member: Cameron Jones, CNU-A)

Based on the analysis of this case, Staff recommends **APPROVAL** subject to the following:

1. Site plan received by the Zoning Division on June 5, 2025 with the District Commissioner approving minor modifications;
2. No variances;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Department of Transportation comments and recommendations;
7. Applicant to install an 8' landscape enhancement strip along both road frontages; and
8. District Commissioner approval of the final landscape plan and final building elevations.



M/F
 809 4000 LLC
 D.B. #120, P.C. 1579
 P.H. 16058300010

811
 Know what's below.
 Call before you dig.



ERNEST BARRETT PARKWAY
 WALKABLE WITH RIGHT-OF-WAY
 ASPHALT PAVED ROADWAY

MAX IMPERVIOUS = 70%
PROPOSED IMPERVIOUS = 74%

CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

811 RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

RateTrac

1808 - TOWN CENTER
 BELLS FERRY @ BARRETT PKWY
 KENNEDY, GA
 COBB COUNTY

DATE: 11/27/24
 DRAWING NAME: SITE PLAN
 SHEET NO.: 1808-01

SITE DESIGN NOTES

1. 15' FUEL CANOPY SETBACK
2. 15' CANOPY SETBACK
3. 30' BUILDING SETBACK
4. 50' BUILDING SETBACK
5. 30' BUILDING SETBACK
6. 15' BUILDING SETBACK
7. 15' BUILDING SETBACK
8. 15' BUILDING SETBACK
9. 15' BUILDING SETBACK
10. 15' BUILDING SETBACK

SITE PERCENTAGE STANDARDS

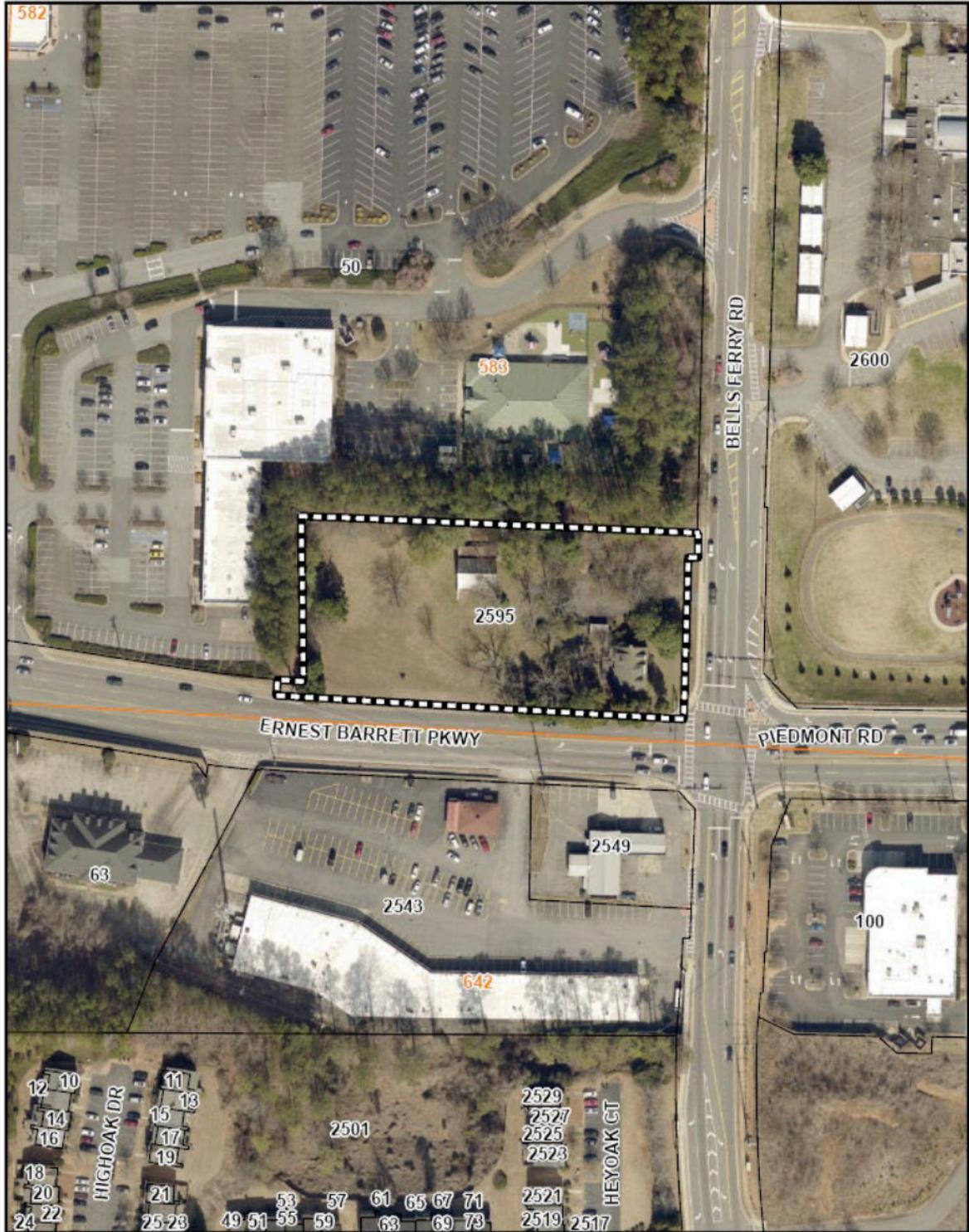
PERCENTAGE	REQUIRED	PROPOSED
FRONT	5%	5%
REAR	5%	5%
SIDE (CORNER)	25%	25%
SIDE (INTERIOR)	15%	15%
LANDSCAPE	5%	5%
REAR	5%	5%
SIDE (CORNER)	5%	5%
SIDE (INTERIOR)	5%	5%
FRONT	15%	15%
SIDE	15%	15%

CONCRETE SUMMARY

ITEM	QUANTITY	UNITS
1" CONCRETE	53,128	FT ²
2" CONCRETE	1,807	FT ²
CURB	-	FT
TOTAL	-	-



Z-18 2025 Aerial Map



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



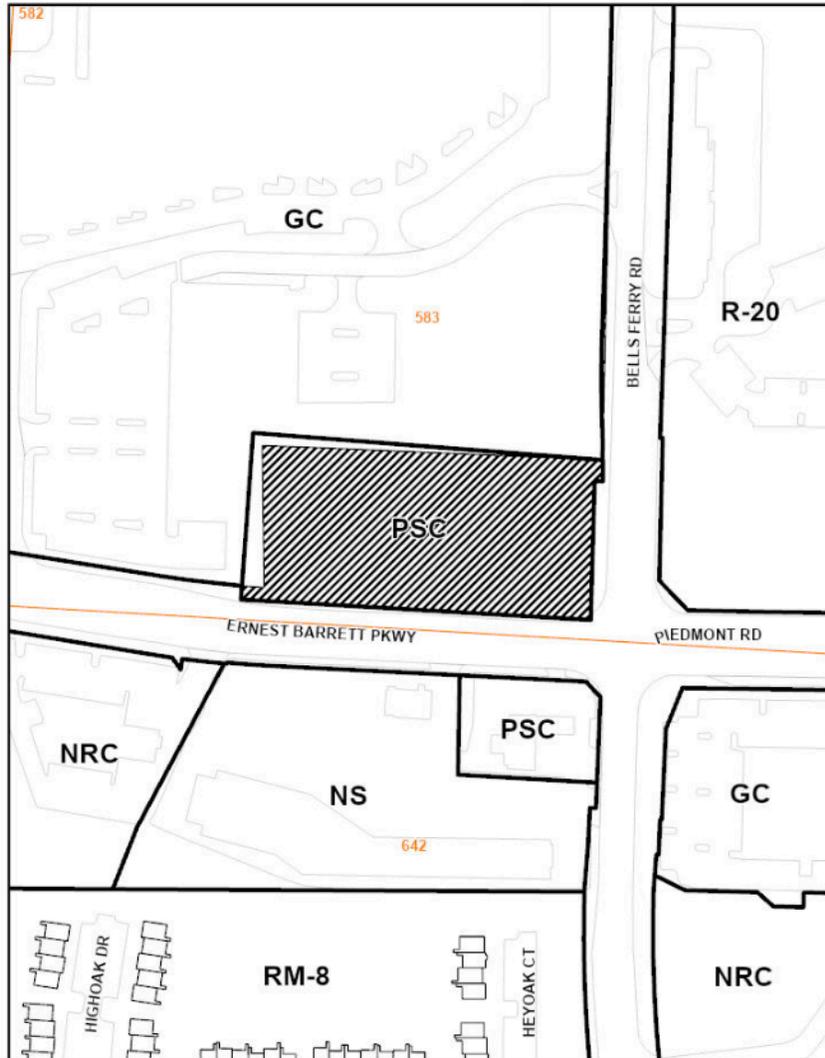
 Zoning Boundary
 City Boundary

North

Zoning: GC/Daycare, Shopping Center

Future Land Use: CAC

Z-18 2025 Map



WEST

Zoning:

GC/Shopping Center

Future Land

Use: CAC

EAST

Zoning: R-

20/Elementary School

Future Land

Use: PI

SOUTH

Zoning: NS, PSC/Auto Shop, Shopping Center

Future Land Use: NAC

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

0 120 240 Feet

Zoning Boundary
City Boundary

Current zoning district for the property

The PSC district is established to provide locations for retail commercial and service uses which are designed and oriented to serve several neighborhoods making up a community. Projects developed within the PSC zoning district should be done as compact, unified centers. Projects developed within the PSC zoning district should occupy a quadrant of an intersection, with ingress and egress only from a major collector street or state highway, within an area delineated within a community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Any existing, developed PSC zoning/use located outside of a community activity center or regional activity center shall be deemed to be a grandfathered, nonconforming use and subject to those provisions contained in this chapter. Should any undeveloped property zoned PSC outside a community activity center or regional activity center fail to commence development by January 17, 1996, the owner of such property shall be required to bring the property back in for rezoning consistent with the comprehensive plan prior to any development. Obtaining a building or grading permit for such development shall be deemed to be commencing development.

Requested zoning district for the property

The NRC district is established to provide locations for convenience shopping facilities which are on properties delineated within a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. These convenience shopping facilities should have retail commercial uses that have a neighborhood-oriented market and which supply necessities that usually require frequent purchasing with a minimum of consumer travel. Areas zoned for the NRC district should be located at or near an intersection within the center of a neighborhood activity center as opposed to the edge of a neighborhood activity center. The NRC district may also be used to provide step-down nodal zoning away from more intensive commercial uses within a community activity center or a regional activity center. The scope at which properties are developed within the NRC district should reflect their relatively small neighborhood service area. Additionally, properties developed within the NRC district should be architecturally compatible with other nonresidential uses permitted within a neighborhood activity center as defined by the comprehensive plan and the neighborhood residences they serve.

Summary of the applicant's proposal

The applicant is requesting to rezone from the existing PSC to the NRC zoning district to develop a gas station on a 2.009-acre site. The proposed building architecture will be a combination of brick veneer, fiber cement siding, decorative exterior metals, and storefront window systems. The hours of operation will be 24 hours per day and open 7 days a week.

Non-residential criteria

Proposed # of buildings: 1

Proposed # of stories: 1

Total sq. footage of development: 6,100

Floor area ratio: 0.07

Square footage per acre: 3,036

Required parking spaces: 5 spaces, 1 space per employee

Proposed parking spaces: 30

Acres in floodplain or wetlands: 0

Impervious surface shown: 74%

Are there any zoning variances?

Yes;

1. Reduce the side setback from required 15 feet to 8 feet adjacent to the northern property line; and
2. Increase the maximum allowable impervious coverage from required 70% to 74%.

Are there any environmental conditions existing or proposed on the site?

No;

1. The property was home to the 1840 McAfee House until recently. The historic home has been moved off the property.

06/12/25

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

FIRE DEPARTMENT ACCESS:

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, 35 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)

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%.

CERTIFICATE OF OCCUPANCY:

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

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. A 500-foot radius around the hydrant is not an acceptable measurement for distance. Hydrants on the opposite side of a main ROW is not an acceptable measurement of distance. (Cobb County Development Standards 410.5.2) (Cobb County Development Standards 410.5.2)

FIRE PROTECTION:

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

Jeff Byrd

(770) 528-8814

Jeffrey.Byrd@cobbcounty.org

Z-18-2025 DEPARTMENT COMMENTS – Cemetery Preservation

No comment.

8/5/2025

Approval of this petition will not have an impact on the enrollment of schools.

6/27/2025

Site Data

1. Address: Northwest intersection of Bells Ferry & Barrett Pkwy (PIN#: 16058300140)
2. District: 2 - Allen
3. Existing Zoning: PSC Existing Allowable Impervious Coverage: 70%
4. Proposed Zoning: NRC Allowable Future Impervious Coverage: 70%
5. Future Land Use: NAC

Existing Conditions

Floodplain Information

1. Flood Damage Prevention Designated Flood Hazard: No

Stormwater Information

1. Drainage Basin: Noonday Creek Basin
2. State Stream Buffers: No
3. County Stream Buffer Ordinance: No
4. Impaired Stream: Yes: If the site is within a one-mile radius of an impaired stream additional Erosion Control BMP's per the State's current requirements will be required. It is the Engineer's responsibility to verify Impaired Streams per the State EPD's list.
5. Hotspot: Yes: Due to the proposed use of site; portions of the proposed site will be considered a "Hotspot" requiring an oil/water separator to capture potential stormwater contaminants prior to entering the stormwater management facility.
6. Wetlands: No
7. Water Intake Zone: No
8. Chattahoochee River Corridor: No
9. Existing Onsite Ponds / Lake: No

Topography Information

1. General site Description: The existing site consists of an existing house, barn and driveway (the former Robert McAfee House). A ridge from northwest to the southeast divides the drainage on the property into two basins. The approximate eastern third of the property drains to the northeast while the western two-thirds drains to the west and south.
2. Downstream Description: Stormwater discharges from the site into the existing commercial developments to the north & west of the site and into Barrett Pkwy south of the site.
3. Potential or known drainage problems may exist downstream from this site.

Z-18-2025 DEPARTMENT COMMENTS – Stormwater Management

(continued)

Project Design Comments and Recommendations

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

Proposed Project Onsite Design Requirements

1. At the time of plan review provide a comprehensive Hydrology Study and Design for the Stormwater Management Design will be required. The design and study shall be in accordance with the Georgia Stormwater Management Manual and the current Cobb County Codes. The design and study shall include but not limited to stormwater detention, runoff reduction and/or water quality, channel protection, and downstream flood prevention.
2. Project Engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s). Including hydrologic/hydraulic evaluation of downstream storm drain piping or detention ponds.
3. At the time of plan review calculate and provide the percentage of impervious coverage for the project site on the plans.
4. Recommend a pre-design concept meeting with Cobb County Stormwater Management Division. At the time of the Concept Meeting a proposed concept stormwater management plan shall be presented.
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. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system including drainage swales and pipes.
7. Substantially mitigate any effects of concentrated stormwater discharges onto adjacent properties. Level spreaders may be required to disburse the stormwater discharge, but for this site, a direct connection from the underground stormwater management facility to the offsite storm drainage pipe system would be required.
8. Developer must secure drainage easement(s) to receive concentrated discharges where none naturally exist downstream.
9. Any spring activity discovered must be addressed by a qualified registered geotechnical

Z-18-2025 DEPARTMENT COMMENTS – Stormwater Management

(continued)

professional engineer (PE) at the expense of the owner/developer.

10. Structural fill must be placed under the direction of a qualified registered geotechnical engineer (PE) at the expense of the owner/developer.

Special Conditions

1. The dumpster pad on this site must be connected to sanitary sewer or an infiltration system must be provided to capture the dumpster pad runoff.
2. The provided site plan indicates 74% impervious coverage is proposed for the site, whereas the zoning maximum for NRC is 70%. A Variance will be required for the increased impervious coverage unless the site plan can be modified and resubmitted limiting the proposed site plan to 70% or less impervious area coverage.
3. The use of the site for fuel dispensing is a “hot-spot” activity for stormwater runoff pollution. An oil/water separator will be necessary to treat the runoff from the fuel pump dispensers and tank fill locations prior to the runoff entering the stormwater management facility onsite.

(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:

The property was the site of the c. 1840 McAfee House until recently. The historic home has been moved off the property. Staff has no further recommendations.

6/17/25 – DATE OPTIONAL

Water comments:

At development: YES NO

Fire flow test required: YES NO

Size/location of existing water main(s): 6" on Ernest Barrett Pkwy & 12" on Bells Ferry Rd

Additional water comments:

Sewer comments:

In the drainage basin: YES NO

At development: YES NO

Approx. distance to nearest sewer: On Ernest Barrett Pkwy

Estimated waste generation (in G.P.D.): Average daily = 600

Peak flow = 1,500

Treatment plant: Noonday

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

Additional sewer comments:

*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.

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
Ernest Barrett Parkway	Arterial	35	Cobb County	100'
Bells Ferry Road	Arterial	45	Cobb County	100'
Piedmont Road	Arterial	45	Cobb County	100'

Roadway	Location	Average daily trips	Level of service
Ernest Barrett Parkway	West of Bells Ferry Road	25,800	D
Bells Ferry Road	North of Rockbridge Road	10,400	D
Piedmont Road	West of Cajun Drive	19,100	C

Based on 2023 AADT count data taken by GDOT, as published on their website, for Ernest Barrett Parkway, Bells Ferry Road and Piedmont 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 roads from this data source.

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

ITE Land Use	Description	Expected Size (Fuel Positions)	AM			PM			Daily (vpd)
			In (vph)	Out (vph)	Total (vph)	In (vph)	Out (vph)	Total (vph)	
945	Convenience Store/Gas Station	16	253	253	506	215	215	430	5,532

vph = vehicles per hour, vpd = vehicles per day,

*Fuel positions is the maximum number of vehicles that can be fueled simultaneously.

Development gross trip generation based on available development size and rates from the Institute of Transportation Engineers (ITE) Trip Generation, 11th edition.

Comments and observations

Ernest Barrett Parkway is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Bells Ferry Road is classified as an arterial roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Piedmont 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.

In accordance with Cobb County Code 134-121 and based on site plan dated April 29, 2025, this development does require a traffic impact study submittal. A traffic Submittal 1 (dated May 12, 2025) was received for this proposed development. Cobb DOT provided comments and the applicant team was approved to continue to the full Submittal 2 traffic study on June 6, 2025. Cobb DOT recommendations may be revised after the Submittal 2 study's receipt.

(continued)

Cobb DOT has previously identified the need for an exclusive right turn lane from southbound Bells Ferry Road to westbound Ernest Barrett Parkway. The need for this right turn lane was also identified for the applicant team in the June 6th Cobb DOT Submittal 1 comments.

The site frontage on Ernest Barrett Parkway is outside the limits of the Board of Commissioners agenda item that limits new driveway access on that roadway. A new driveway location for this site is not anticipated to require a new Board of Commissioners agenda item.

Cobb County DOT has future plans to construct a 10 ft multi-use trail on the west side of Bells Ferry that will pass along the frontage of this development.

An existing retention wall parallels Ernest Barrett Parkway on the southern side of the property. This retention wall will need to be removed as part of the recommended deceleration lane installation. Any new retention structures required by the proposed development or its associated improvements should be placed on the development property. No retention structures should be located on county property as finalized after the recommended right-of-way donations.

Recommendations

THE RECOMMENDATIONS BELOW SHALL BECOME STIPULATED REQUIREMENTS UPON INCLUSION WITH AND APPROVAL BY THE BOARD OF COMMISSIONERS OF THIS APPLICATION:

1. Recommend applicant address all Plan Review comments for the concurrent application SPR-2025-00140.
2. Recommend a traffic study pursuant to Code Section 134-121(b)(8). The traffic study should include existing and base year (full build out year) Build and No Build analysis; and horizon year (base year + 10 years) Build and No Build analysis. Study assumptions (such as study intersections, trip distribution, future analysis years, and annual growth rate) should be submitted in a memorandum (Submittal 1) and agreed to by Cobb DOT before continuing the full traffic study (Submittal 2). Cobb DOT recommendations may be revised after the study's receipt.
3. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the west side of Bells Ferry Road, a minimum of 50' from the roadway centerline or 3' behind the sidewalk relocation anticipated as part of the southbound right turn lane installation project, whichever is further. This recommendation is pursuant to. Cobb County Development Standard 401.2, Right-of-Way.

(continued)

4. Recommend applicant, WITHIN 12 MONTHS OF ZONING APPROVAL, donate right-of-way on the north side of Ernest Barrett Parkway, a minimum of 50' from the roadway centerline or 3' behind the sidewalk relocation anticipated as part of the driveway deceleration lane installation, whichever is further. This recommendation is pursuant to Cobb County Development Standard 401.2, Right-of-Way.
5. Recommend Bells Ferry Road access be limited to right-out only. This recommendation is because of the heavy demand for southbound right turns at Bells Ferry and Ernest Barrett Parkway.
6. If right-in access is allowed at the Bells Ferry Road driveway, recommend the access point include a deceleration lane. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to Cobb County DOT approval.
7. Recommend installation of a right turn lane from the Bells Ferry Road driveway to the signalized intersection at Ernest Barrett Parkway. Recommend developer be responsible for 100% of the cost for this roadway improvement along their property frontage. Recommend location and design be determined during plan review, subject to Cobb County DOT approval.
8. As necessitated by this development, recommend Ernest Barrett Parkway access point include a deceleration lane. This recommendation is pursuant to Cobb County Development Standard 402.9, Deceleration Lanes/Roadway Improvements Along Existing Streets, and Cobb County Development Standard Detail 401A, Deceleration Lanes. Recommend location and design be determined during plan review, subject to Cobb County DOT approval.
9. Recommend applicant verify that minimum intersection sight distance is available for Ernest Barrett Parkway and Bells Ferry Road access points and, if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirements. This recommendation is pursuant to Cobb County Development Standard Detail 401B, Intersection Sight Distance.
10. Recommend curb, gutter, and 10' trail installation along the Bells Ferry Road frontage. Recommend applicant coordinate with Cobb County DOT prior to development plan approval to ensure compatibility with the proposed trail project.

(continued)

11. Recommend replacing any disturbed curb, gutter, and sidewalk along the Ernest Barrett Parkway frontage. Recommended all reconstructed sidewalk be installed at standard 5' width. This recommendation is to address pedestrian accessibility and safety pursuant to Cobb County Development Standard 401.15, Curbs and Gutters (including subsections), Cobb County Development Standard 404 Sidewalks and Pathways, Cobb County Development Standard 405 Accessibility Requirements, and Cobb County Development Standard Detail 106, Concrete Curbs, Medians.
12. 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 permit a use that is suitable in the view of use and development of adjacent and nearby properties. The adjacent properties located to the north, south, and west of the proposed development are commercial developments with a residential zoning district to the east with the use established as an elementary school.

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

It is Staff's opinion that the new development will not adversely affect the existing use or usability of adjacent and nearby properties. It will complement the surrounding area by serving the nearby residential developments.

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 this zoning proposal does not create an excessive burdensome on the 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 rezoning proposal is in conformity with the policies and intent of the Cobb County Comprehensive Plan. The property is delineated in a Neighborhood Activity Center, NAC future land use category. The requested zoning district and proposed use is consistent with the NAC future land use designation, which allows for a gas station.

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 grounds for approving the applicant's rezoning proposal. The proposed gas station would be consistent with and compatible to adjoining properties.

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.

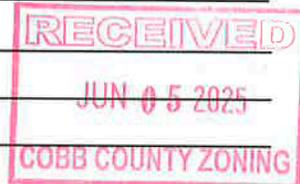
Summary of Intent for Rezoning*

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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): Convenience Food Store with Self-Serve Fuel Sales

b) Proposed building architecture: Commercial building with exterior being a combination of brick veneer, fiber cement siding, decorative exterior metals and storefront window systems

c) Proposed hours/days of operation: 24/hours per day; 7 days per week

d) List all requested variances: (1) Waiver of rear setback from 30 feet to 8 feet;
(2) Increase of maximum impervious surface from 70 percent to 74 percent

.....
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 portion of the Application for Rezoning or documentation attached thereto, at any time during the rezoning process.

ATTACHMENT TO APPLICATION FOR REZONING

Application No.: Z-_____ (2025)
Hearing Dates: August 5, 2025
August 19, 2025

Applicant: RaceTrac, Inc.
Titleholder: The Medford Family Limited Partnership

Tax Parcel Identification No.: 16058300140



IMPACT ANALYSIS STATEMENT

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

- (a) Applicant, RaceTrac, Inc. (hereinafter "Applicant"), is seeking rezoning of approximately 2.009 acres located at the intersection of the northerly side of Barrett Parkway and the westerly side of Bells Ferry Road, being more particularly known as 2595 Bells Ferry Road, located in Land Lot 583, 16th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Subject Property is currently zoned to the Planned Shopping Center ("PSC") zoning category, and Applicant is seeking rezoning to the Neighborhood Retail Commercial ("NRC") zoning classification to allow for development of the Property as a convenience food store with self-service fuel sales. A historical structure was located on the Property, which has now been moved for restoration; therefore, leaving the Property undeveloped. The proposed rezoning will permit a use that is more suitable to the Subject Property as it lies within a Neighborhood Activity Center ("NAC"), is located adjacent to property located within a Community Activity Center ("CAC"), and adjacent and nearby properties are primarily utilized for commercial purposes.
- (b) This zoning proposal should have no adverse effect on the existing use or usability of adjacent or nearby property. The proposed use of the Subject Property should have no impact on surrounding properties.
- (c) The Subject Property, as presently zoned, does not have a reasonable economic use. The proposed zoning will allow for a higher and better use of the Subject Property.
- (d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Commercial development has almost no effect on schools, minimal effect on utilities and transportation facilities. Any effect on traffic should be minimal due to the nature of the business for which this rezoning is sought.

- (e) The zoning proposal is in conformity with the Land Use Map of Cobb County, Georgia.
- (f) This zoning proposal is consistent with the current conditions affecting the use of this Property; as well as surrounding properties. The proposed rezoning would allow for a more suitable and economic use without high impact into any adjacent or surrounding properties.