

LAND ISSUES/ZONINGS/ANNEXATIONS:

(A) Public Hearing- Zoning Amendment Request Z11-009 - Modification of currently approved site plans and building elevations - 12.78 Acre Tract - Land Lots 379, 380 and 413 - 3218, 3240 and 3282 South Cobb Drive - Tri-Land Properties, Inc (MM)

Mayor Bacon read aloud the item, confirmed the presence of the applicant and called on Ms. Saddler, who stated that this request was an amendment to one originally heard in January of 2010. She elaborated that Tri-Land was seeking to modify the elevations of the out parcels at its development. Mayor Bacon called on Ken Suddreth to deliver a presentation on the details of the proposed amendment. Mr. Suddreth explained that the original plans contained two-story buildings and that the developer was seeking approval to have the flexibility to build either single or double-story edifices. Mr. Suddreth showed maps and proposed square footage of out lots, which he read aloud for the record. He commented on a wording correction being made that would require compliance with either the original or modified plans and displayed the currently approved plan as well as the conceptual plan with adjustments and examples. Mr. Suddreth outlined that the amendment contained the previous conditions and that stipulations had been added based on discussions about the need to ensure the proper use of frontage windows. Mr. Suddreth clarified that design standards not previously in place had been included in order to require minimum standards and variety in store frontage design.

Mayor Bacon stated that this was a public hearing and asked for comment on the amendment to the zoning at the Kroger development. There was none.

Councilman McNabb stated that a great amount of time was spent working with Tri-Land on sign standards and inquired if the amendment would impact signage requirements with Mr. Suddreth responding in the negative. The Councilman confirmed that nothing in this amendment would change the buffer fence at that shopping center and that design and architectural standards would be unaffected. Mr. Suddreth stated that the amendment would allow for the flexibility needed to complete the project, enabling staff to effectively assist to that end. Councilman McNabb asked if staff was satisfied with the distance between buildings with Mr. Suddreth replying in the affirmative.

Councilman Smith stated that the original zoning provided for the out parcels to face South Cobb Drive and wanted to ensure that commuters along that corridor would not be subjected to views of back doors, water meters and dumpsters. Mr. Suddreth confirmed that the final wording included that all out parcels had to face, or have the appearance of facing South Cobb Drive. Mr. Suddreth commented that while the original design showed all out parcels lined up in a row that the amendment allowed for staggered construction.

Mayor Bacon asked that all representatives from Tri-land be sworn in. Hugh Robinson, Executive Vice President of Tri-Land properties, representing the development of the Crossings at Four Corners introduced Glen Johnson, Director of planning design and Stephanie Lipp, leasing manager for the Atlanta area. He commented that the anticipated completion of the exterior renovation would be the first week in January and made known the leasing status of the out lots. Mr. Robinson shared that Kroger had scheduled its grand opening for January 19th and hoped that the fuel center would be open about a week to ten days prior.

Councilman McNabb requested that Mr. Robinson discuss the circumstances that required the amendment to be brought before council for consideration. Mr. Robinson stated that there were two primary reasons. He remarked on current market conditions impacting funding options and leasing potential given that much of the interest in the site was from single-floor operators such as Chase bank. Mr. Robinson elaborated that negotiation requirements with the Kroger company put severe limitations on what could be built in front of their new facility. The stipulations affected not only height and parking spaces but also restricted competitive merchants and that there would be no deal with Kroger unless agreement on the limitations of the out lots could be reached.

Councilman Smith clarified that the request being heard had to do with ensuring flexibility on height and building site with Mr. Robinson commenting on the need to accommodate drive-through businesses. Mr. Robinson confirmed the commitment of Tri-Land to four-sided architecture and responded in the affirmative to the Councilman's inquiry, for the record, about Tri-Land's intent to build leaseable space.

Mayor Bacon stated his delight at seeing the Kroger development. He remarked that not many gas stations in front of grocery stores were aesthetically pleasing and commented favorably on the one on the Kroger site. Mr. Robinson commented on the challenges of moving forward with a construction undertaking of this magnitude in the current financial environment.

Councilman Smith asked if the modification under consideration had been approved by Kroger, stating his desire for assurances that all parties involved would be satisfied with the new stipulations. Mr. Robinson said that there was a reciprocal easement dictating how the land was developed and ongoing conditions of operations, mentioning again the impact on height, parking spaces and facility usage. Councilman McNabb publicly thanked Mr. Robinson and Tri-Land's counterparts at Kroger for their dedication during protracted discussions and difficult circumstances, emphasizing the patience and perseverance of all in reaching an agreement to make the development happen.

MOTION: Councilman McNabb made a motion to approve Zoning Amendment Request Z11-009 - Modification of currently approved site plans and building elevations - 12.78 Acre Tract - Land Lots 379, 380 and 413 - 3218, 3240 and 3282 South Cobb Drive - Tri-Land Properties, Inc with previously discussed stipulations. Motion was seconded and approved 6-0.

(B) Public Hearing- Approval of a Ordinance 2011-16 for text amendment to Sections 402, 712 and 906 of the Zoning Ordinance to add outdoor retail sales to list of permitted uses under the General Commercial zoning district - City of Smyrna Tabled from October 17, 2011, November 7, 2011 meetings - To be tabled until December 5, 2011 meeting (Tabled to the 19th)

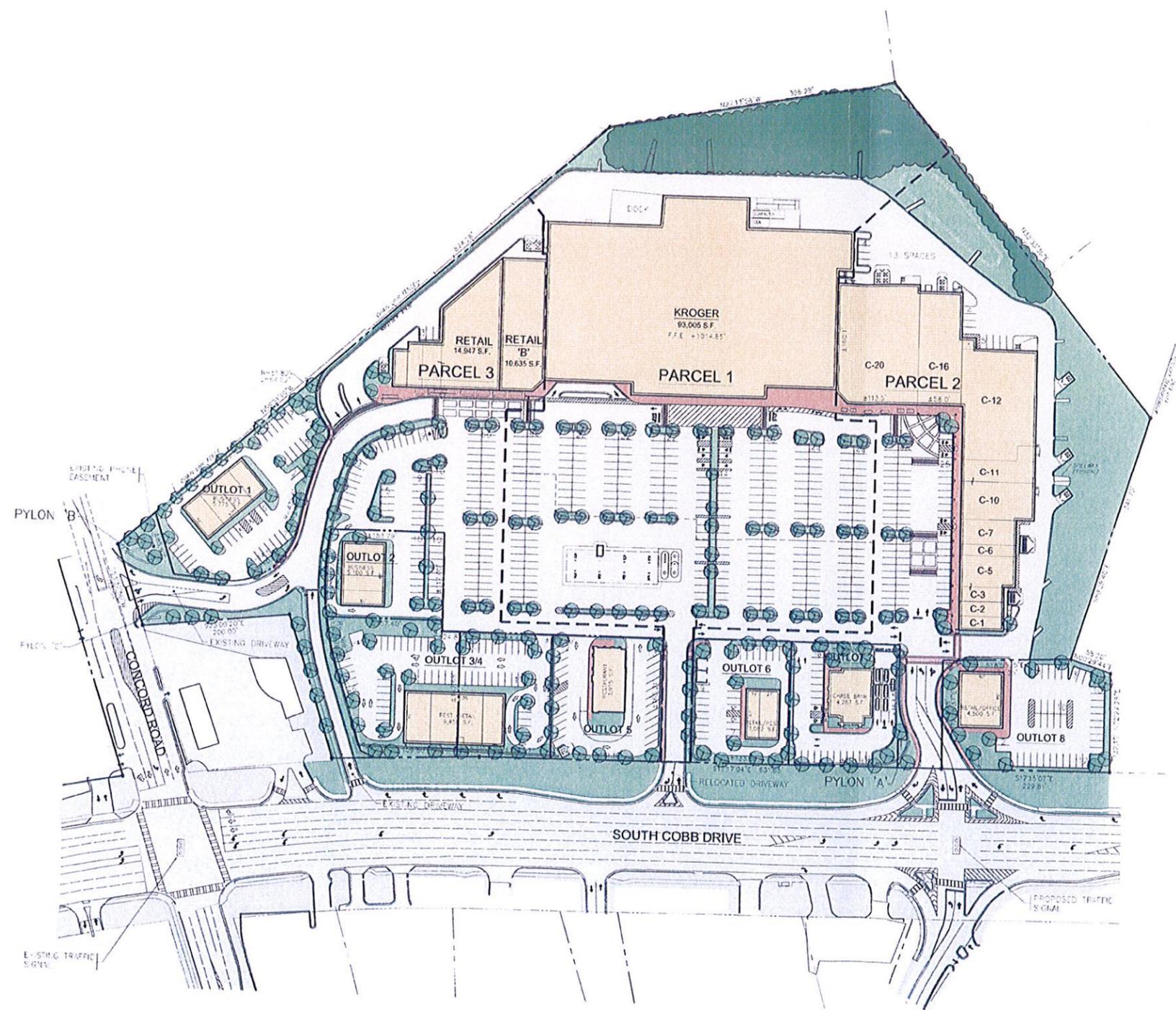
Mayor Bacon read aloud the item and announced that it would be tabled until the 19th of December and confirmed such with Mr. Huff.

MOTION: Councilman Newcomb moved to table until the 19th item 4(B) Approval of Ordinance 2011-16 for text amendment to Sections 402, 712 and 906 of the Zoning Ordinance to add outdoor retail sales to list of permitted uses under the General Commercial zoning district. Motion was seconded by Councilman Smith and approved 5-0. (Clerk's Note - Councilman McNabb was not present for the vote.)

PRIVILEGE LICENSES:

Mayor Bacon stated that there were none.

RECEIVED
10/13/11



SITE AND BUILDING DATA

■ **SITE AREA**

- PARCEL 1 KROGER PARCEL	330,583 S.F.	7.589 AC.
- PARCEL 2 DEVELOPER PARCEL	298,711 S.F.	6.858 AC.
- PARCEL 3 DEVELOPER PARCEL	258,127 S.F.	5.925 AC.
TOTAL SITE AREA	± 887,421 S.F.	20.372 ACRES

■ **PARCEL 2 DEVELOPER PARCEL**

- OUTLOT 6	17,163 S.F.	0.394 AC.
- OUTLOT 7	32,821 S.F.	0.754 AC.
- OUTLOT 8	34,208 S.F.	0.765 AC.
- RESIDUAL AREA	214,519 S.F.	4.945 AC.
- TOTAL	298,711 S.F.	6.858 AC.

■ **PARCEL 3 DEVELOPER PARCEL**

- OUTLOT 1	34,457 S.F.	0.791 AC.
- OUTLOT 2	18,506 S.F.	0.425 AC.
- OUTLOT 3	28,558 S.F.	0.656 AC.
- OUTLOT 4	21,132 S.F.	0.485 AC.
- OUTLOT 5	25,038 S.F.	0.574 AC.
- RESIDUAL AREA	185,033 S.F.	4.248 AC.
- TOTAL	312,724 S.F.	7.179 AC.

■ **BUILDING AREA (IN-LINE)**

ROOM NAME/NUMBER	TENANT	AREA
ANCHOR 1	KROGER	93,005 S.F.
RETAIL		14,947 S.F.
RETAIL 'B'		10,635 S.F.
C-1	GT NAILS	1,264 S.F.
C-2		1,200 S.F.
C-3		1,197 S.F.
C-4		1,500 S.F.
C-5		1,497 S.F.
C-6		1,294 S.F.
C-7		2,444 S.F.
C-9		2,505 S.F.
C-10		2,509 S.F.
C-11		3,470 S.F.
C-12		14,462 S.F.
C-16		8,676 S.F.
C-20	18,164 S.F.	
TOTAL BUILDING AREA		178,769 S.F.

■ **BUILDING AREA (OUTLOT PARCELS)**

- OUTLOT 1	5,775 S.F.
- OUTLOT 2	5,100 S.F.
- OUTLOT 3/4	9,450 S.F.
- OUTLOT 5	3,915 S.F.
- OUTLOT 6	3,082 S.F.
- OUTLOT 7	4,287 S.F.
- OUTLOT 8	4,500 S.F.
- TOTAL OUTLOT BUILDING AREA	36,109 S.F.

■ **PARKING DATA**

	PARKING SPACES	RATIO PROVIDED
- KROGER FIELD	290 SPACES	3.12 / 1,000 S.F.
- OVERALL*	471 SPACES	2.64 / 1,000 S.F.

* - OVERALL PARKING COUNT DOES NOT INCLUDE OUTLOTS

CONCEPTUAL SITE PLAN

**THE CROSSINGS
AT FOUR CORNERS**




TRI - LAND PROPERTIES, INC.
 DEVELOPMENT - MANAGEMENT - LEASING
 PROPOSED SITE PLAN - SP10.17 OCTOBER 17, 2011
 THE CROSSINGS AT FOUR CORNERS
 SMYRNA, GEORGIA (800) 441-7032