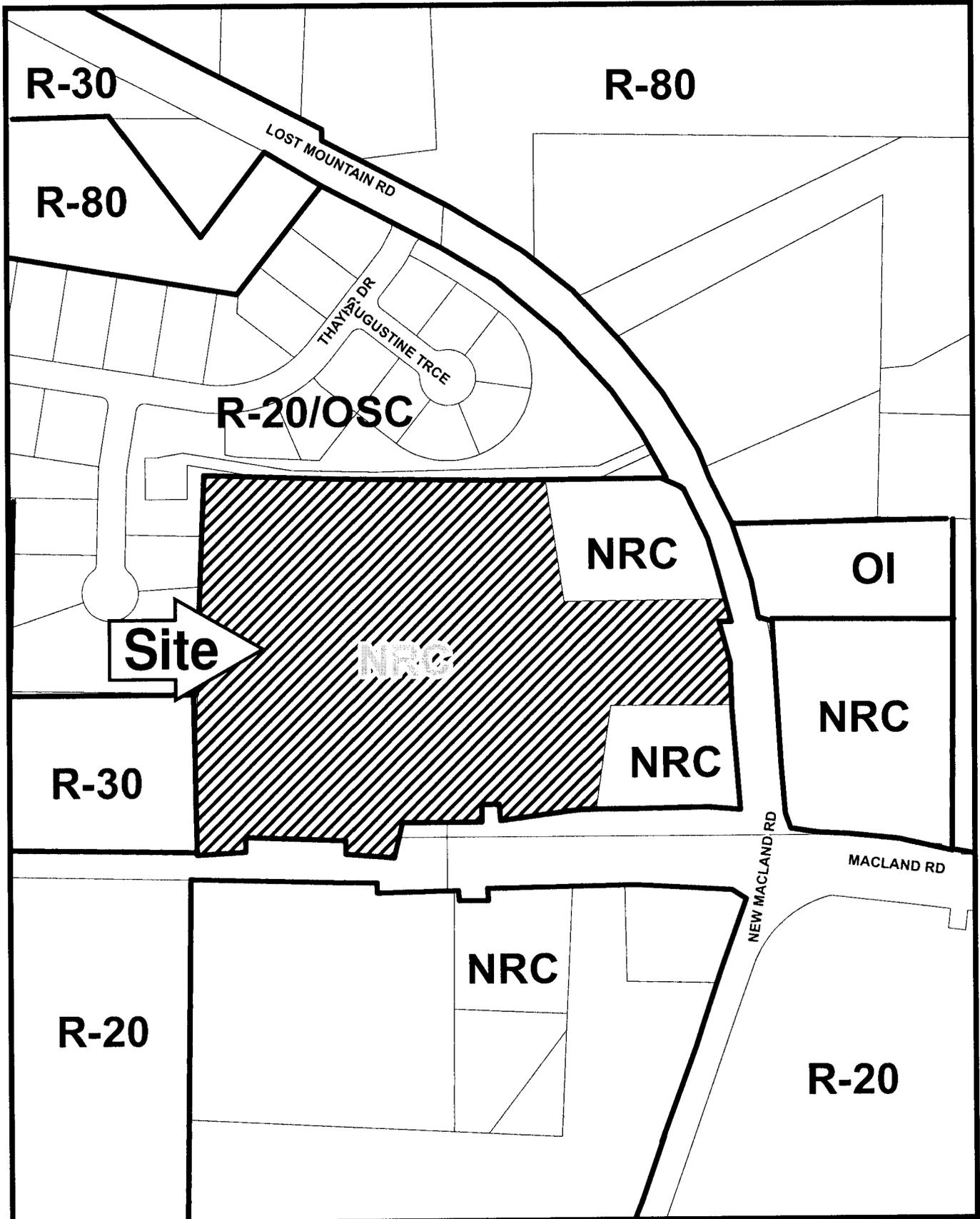
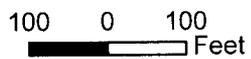


Z-12



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



 Draft Parcel Boundary
 Approximate Zoning Boundary

APPLICANT: The Kroger Company

770-496-7400

REPRESENTATIVE: Paulson Mitchell Incorporated

Ali Daughtry 770-650-7685

TITLEHOLDER: Varnier 203, LLC and Varnier NLS, LLC

PROPERTY LOCATION: Located at the northwest intersection of
Macland Road and Lost Mountain Road.

ACCESS TO PROPERTY: Macland Road and Lost Mountain Road

PHYSICAL CHARACTERISTICS TO SITE: Existing shopping
center

PETITION NO: Z-12

HEARING DATE (PC): 03-04-08

HEARING DATE (BOC): 03-18-08

PRESENT ZONING: NRC with
Stipulations

PROPOSED ZONING: NRC with
Stipulations

PROPOSED USE: Amend Prior Rezoning
Stipulations To Allow Kroger Fueling Station

SIZE OF TRACT: 13.09 acres

DISTRICT: 19

LAND LOT(S): 429

PARCEL(S): 6

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20 OSC/ Lost Mountain Trails subdivision

SOUTH: NRC/ vacant lots, Trinity Fine Furnishings

EAST: OI/ Oxford Academy Preschool

WEST: R-30, R-20 OSC/ Single-family house, Lost Mountain Trails subdivision

OPPOSITION: NO. OPPOSED _____ PETITION NO: _____ SPOKESMAN _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

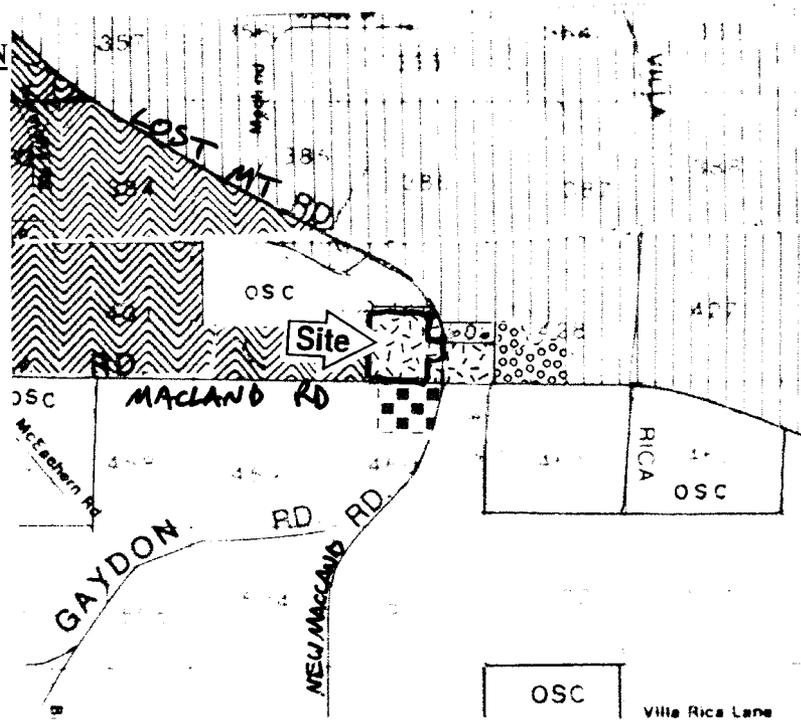
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:



APPLICANT: The Kroger Company

PETITION NO.: Z-12

PRESENT ZONING: NRC with stipulations

PETITION FOR: NRC w/ stips

PLANNING COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

Land Use Plan Recommendation: Neighborhood Activity Center

Proposed Number of Buildings: 1 **Total Square Footage of Development:** 176

F.A.R. N/A

Parking Spaces Required: 363 **Parking Spaces Provided:** 347

The applicant is requesting the NRC zoning category to build a gasoline fueling station in the existing Kroger supermarket. There will be five pump islands, with ten fueling stations. There will be a small 176 square-foot attendant station with restrooms. The canopy columns will be bricked to match the existing shopping center. The canopy over the fueling pumps will be 14'-18' high, with recessed lighting fixtures. The hours of operation will be 6 a.m. to 11 p.m. The previous stipulations are attached for review (see Exhibit "A").

The applicant is showing a contemporaneous variance which is to:

1. Reduce the number of required parking spaces from 363 parking spaces to 347 parking spaces.

Historic Preservation: After consulting various county historic resource 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. No further comment. No action by applicant requested at this time.

Cemetery Preservation: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

FIRE COMMENTS:

No comments.

APPLICANT The Kroger Company

PETITION NO. Z-012

PRESENT ZONING NRC w/ stips

PETITION FOR NRC w/ stips

NOTE: Comments reflect only what facilities appeared of record at the time of this review. Field verification required by developer.

WATER COMMENTS:

Available at Development? Yes No
Fire Flow Test Required? Yes No

Size / Location of Existing Water Main(s)

Additional Comments: Water to be provided privately on site

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS:

In Drainage Basin? Yes No

At Development? Yes No

Approximate Distance to Nearest Sewer:

Estimated Waste Generation (in G.P.D.): **A D F** **Peak**

Treatment Plant:

Plant Capacity Available? Yes No

Line Capacity Available? Yes No

Projected Plant Availability: 0 - 5 year 5 - 10 years over 10 years

Dry Sewers Required? Yes No

Off-site Easements Required? Yes* No

Flow Test Required? Yes No

Septic Tank Recommended by this Department? Yes No

Subject to Health Department Approval? Yes No

* If off-site easements are required, Developer must submit easements to CCWS for review / approval as to form and stipulations prior to the execution of easement(s) by the property owner(s). All easement acquisitions are the responsibility of the Developer.

Additional Comments:

Sewer to be provided privately on site

Notes FYI: *Applicant complying with outside requirements to provide kiosk with water/sewer*

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or off site easements, dedication of on and/or off site water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: The Kroger Company

PETITION NO.: Z-12

PRESENT ZONING: NRC w/ stips

PETITION FOR: NRC w/ stips

DRAINAGE COMMENTS

FLOOD HAZARD: [] YES [X] NO [] POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Wildhorse Creek FLOOD HAZARD INFO: Zone x

- [] FEMA Designated 100 year Floodplain Flood.
[] Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
[X] Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
[] Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: [] YES [X] NO [] POSSIBLY, NOT VERIFIED

Location: _____

- [] The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: [] YES [X] NO [] POSSIBLY, NOT VERIFIED

- [] Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
[] Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
[X] Georgia Erosion-Sediment Control Law and County Ordinance - County Review/State Review.
[] Georgia DNR Variance may be required to work in 25 foot streambank buffers.
[] County Buffer Ordinance: 50' , 75' , 100' or 200' each side of creek channel.

DOWNSTREAM CONDITION

- [] Potential or Known drainage problems exist for developments downstream from this site.
[] Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
[] Minimize runoff into public roads.
[] Minimize the effect of concentrated stormwater discharges onto adjacent properties.
[] Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
[] Existing Lake Downstream _____.
Additional BMP's for erosion sediment controls will be required.
[] Lake Study needed to document sediment levels.
[] Stormwater discharges through an established residential neighborhood downstream.
[] Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream _____.

APPLICANT: J & J Construction Group, Inc.

PETITION NO.: Z-12

PRESENT ZONING: NRC w/ stips

PETITION FOR: NRC w/ stips

DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown _____
- Copy of survey is not current - Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. The existing site has a stormwater management facility and no increase in runoff is anticipated from this project. However, a fuel center is considered a water quality "hotspot" and as such will require an oil/water separator to be installed to provide treatment for the runoff from the fuel bay area. A spill prevention plan will also be required.

APPLICANT: The Kroger Company

PETITION NO.: Z-12

PRESENT ZONING: NRC with stipulations

PETITION FOR: NRC with stipulations

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Macland Road	16050	Arterial	45 mph	GDOT	100'
Lost Mountain Rd	10150	Arterial	45 mph	GDOT	100'

*Based on 2006 traffic counting data taken by GDOT. (Macland Road)
Based on 2006 traffic counting data taken by GDOT. (Lost Mountain Road)*

COMMENTS AND OBSERVATIONS

Macland Road is classified as an Arterial and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification.

Lost Mountain Road is classified as an Arterial and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification.

Macland Road and Lost Mountain Road are identified as a GDOT road improvement project.

Southbound left turn storage needs to be increased.

GDOT may require additional improvements.

RECOMMENDATIONS

Recommend applicant consider entering into a development agreement pursuant of 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 Lost Mountain Road, a minimum of 50' from the roadway centerline and b) donation of right-of-way on the north side of Macland Road to accommodate the proposed road widening.

Recommend applicant coordinate with GDOT and Cobb County DOT prior to the development plan approval to ensure compatibility the proposed intersection project.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

STAFF RECOMMENDATIONS

Z-12 THE KROGER COMPANY

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The proposal is located in the center of the property; commercial development is anticipated on all sides of the fueling station.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The proposal will be architecturally compatible with the shopping center, and would provide a commodity that is missing in the area.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within a Neighborhood Activity Center.
- E. 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 approving the applicant's rezoning proposal. The proposal is consistent with the *Cobb County Comprehensive Plan*. The proposal is located in a commercial node having several commercial uses. The applicant's agreement to match the shopping center's architectural style will help to blend the fueling station into the surroundings.

Based on the above analysis, Staff recommends APPROVAL subject to the following conditions:

- Site plan dated January 03, 2008;
- Hours of operation to be 6:00 a.m. to 11:00 p.m.;
- District Commissioner approve the final architectural plan;
- No outdoor display of merchandise;
- Canopy lighting (included lenses) be flush with the bottom of the canopy;
- County Arborist review and approve all landscaped areas;
- All previous zoning stipulations (not in conflict with the fuel station addition);
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations; and
- DOT comments and recommendations.

The recommendations 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.

ORIGINAL DATE OF APPLICATION: 07-98APPLICANTS NAME: COLUMBIA PROPERTIES, INC.THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS**BOC DECISION OF 07-21-98 ZONING HEARING:**

COLUMBIA PROPERTIES, INC. (Varner Enterprises, L.P., and John N. McEachern United Methodist Church, owners) for Rezoning from **R-30 and NRC** to **NRC** for the purpose of a Shopping Center in Land Lot 429 of the 19th District. 13.09 acres. Located at the northwest intersection of Macland Road and Lost Mountain Road. Following discussion among the Board and queries of Mr. Moore, the Board of Commissioners **approved** Rezoning to the **NRC zoning district subject to:** 1) **installation of a six foot, black chain link fence along north and west sides of Brenda Clark-Howard's property which abuts this development;** 2) **increase in LRO buffer to 75 feet, LRO zoned property will have no buildings located therein;** 3) **letter of agreeable conditions from Mr. John Moore dated July 17, 1998;** 4) **architectural/elevation rendering dated 6/12/98 (large colored rendering on file in Zoning Division, small black/white copy attached and made a part hereof);** 5) **site plan dated 5/27/98 last revised and submitted 7/17/98 as referenced in 7/17/98 stipulation letter (attached and made a part hereof);** 6) **style, colors, and building materials of shopping center to be approved by County staff;** 7) **two out parcels to use the same design and materials as in the shopping center;** 8) **landscaping along Lost Mountain Road, Macland Road and heavily landscaped area surrounding the shopping center (landscape plan to be approved by staff);** 9) **subject to comments and recommendations from Historic Preservation;** 10) **project subject to Stormwater Management Division comments and recommendations;** 11) **owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns;** 12) **project subject to Cobb DOT comments and recommendations;** 13) **this tract to be included in the 1998 Comprehensive Land Use Plan amendments to enlarge the commercial node at the site of the proposed shopping center;** 14) **all signage on the proposed development to be monument style, with final approval by County staff.** Motion by Cooper, second by W. Thompson, carried 5-0.

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP

192 ANDERSON STREET

MARIETTA, GEORGIA 30060

JOHN H. MOORE
STEPHEN C. STEELE
WILLIAM R. JOHNSON
ROBERT D. INGRAM
J. BRIAN O'NEIL
G. PHILLIP BEGGS
ELDON L. BASHAM
MATTHEW J. HOWARD
SARAH L. BARGO
DIANE M. BUSCH
DAVID IAN MATTHEWS
JERE C. SMITH
CLAYTON O. CARMACK
MICHELLE S. DAVENPORT
KEVIN B. CARLOCK
ALEXANDER T. GALLOWAY III
G. ANDY ADAMEK

J. KEVIN MOORE
WILLIAM C. BUHAY
SUSAN S. STUART
MICHAEL W. KITCHENS
RODNEY R. MCCOLLOCH
DANIEL A. LANDIS*
BRIAN D. SMITH
HARRY R. TEAR III
MICHAEL R. WING
W. TROY HART
JAMES E. ALBERTELLI**
JOSEPH H. AKERS
JEFFREY A. DAXE
JENNIFER L. SCOLIARD
MELISSA W. GILBERT
M. SUZANNE CAUSEY*

* ALSO ADMITTED IN NC
** ALSO ADMITTED IN FL

Z-12/2008
Exhibit "A"
Page 2 of 8

POST
MARIETTA

TELEPHONE
(770) 429-1499

TELECOPIER
(770) 429-8631

July 17, 1998

WRITER'S DIRECT DIAL NUMBER

Hand Delivered

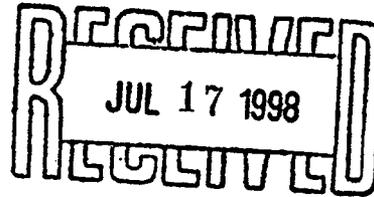
Mrs. Judy Williams
Senior Planner
Zoning Division
Cobb County Community
Development Department
Suite 500
100 Cherokee Street
Marietta, Georgia 30090-9674

Z-102 of 1998

*Letter as stipulated
in BCC zoning minutes
of 7/21/98.*

Kerry

Cobb County
Community Development Dept.
ZONING DIVISION



SENT TO: _____

RE: Application for Rezoning
Application No.: Z-102
Applicant: Columbia Properties
Incorporated
Owners: Varner Enterprises, L.P. and
John N. McEachern United
Methodist Church
Property: 13.09 acres located at the
northwest intersection of
Lost Mountain Road and
Macland Road, Land Lot 429,
19th District, 2nd Section,
Cobb County, Georgia

Dear Judy:

As you know, this firm represents Columbia Properties Incorporated, the Applicant (hereinafter referred to as "Applicant"), and Varner Enterprises, L.P. and John N. McEachern United Methodist Church, the Property Owners (hereinafter collectively referred to as "Owners"), in their Application for Rezoning with regard to the above-referenced property. After meeting with planning and zoning staff, meetings with representatives of area subdivisions and PLAN, and reviewing the staff comments and recommendations and the uses

MOORE INGRAM JOHNSON & STEELE

Mrs. Judy Williams
Senior Planner
Zoning Division
Cobb County Community
Development Department
Page Two
July 17, 1998

*Z-1028-198
PS #2*

of surrounding properties, we have been authorized by the Applicant and Owners to submit this letter of agreed stipulations which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the property. This letter shall supersede and replace in full our previous letter to you dated July 2, 1998. The referenced stipulations are as follows:

- (1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the subject property.
- (2) Rezoning of the subject property will be from the R-30 and Neighborhood Retail Commercial ("NRC") zoning categories to the NRC and Low Rise Office ("LRO") zoning categories with reference being made to that certain site plan prepared for Columbia Properties Incorporated by Paulson Mitchell Incorporated dated May 27, 1998, last revised and submitted to the Zoning Office July 17, 1998, with regard to the total acreage of 13.09 acres.
- (3) All structures to be constructed within the proposed development shall have brick exteriors on all sides.
- (4) All structures erected on out parcels within the proposed development shall have brick exteriors on all sides.
- (5) All mechanical shall be screened by roof lines of the buildings or screened by landscaping and fences.
- (6) Applicant agrees that the building elevation of the shopping center portion of the proposed development shall be substantially as shown and reflected on the renderings presented to the Board of Commissioners at the Zoning Hearing held on July 21, 1998; excepting only that

MOORE INGRAM JOHNSON & STEELE

Mrs. Judy Williams
Senior Planner
Zoning Division
Cobb County Community
Development Department
Page Three
July 17, 1998

*Z-102-9198
PS #3*

Applicant agrees to "beef up" designated sets of columns located along the front of the proposed shopping center.

- (7) Applicant agrees there shall be no primarily adult-themed businesses within the proposed development.
- (8) Applicant agrees that no gas stations, convenience stores, fast food restaurants, or oil-related businesses shall be constructed on the out parcel to the north proposed for NRC development.
- (9) Applicant agrees that if a gas station is erected on the south out parcel, said station shall be limited to eight (8) pump stations, a pump station being defined as an area containing a pump with the ability to service two (2) vehicles simultaneously.
- (10) The proposed development shall have a natural and landscaped buffer seventy-five (75) feet in width adjacent to all residentially zoned properties. Those areas which are not disturbed shall remain in their natural state; those areas which are materially disturbed or are without screening foliage shall be re-landscaped and shall have a four (4) foot berm.
- (11) That portion of the proposed development within the seventy-five (75) foot buffer referenced hereinabove shall be zoned LRO and shall have no buildings located therein. The balance of the proposed site shall be NRC.
- (12) All landscaping within the proposed development shall be reviewed by a designated representative of People Looking After Neighborhoods, Inc. (P.L.A.N.) and approved by the zoning staff and County arborist.

MOORE INGRAM JOHNSON & STEELE

Mrs. Judy Williams
Senior Planner
Zoning Division
Cobb County Community
Development Department
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July 17, 1998

Z-1029 '98
PS #4

- (13) With regard to all buffers, same may be penetrated for installation of utilities, access, slopes, and stormwater drainage requirements.
- (14) Applicant agrees to the erection of a black chain link fence six (6) feet in height along the westerly and northerly boundaries of the subject property.
- (15) All grassed areas must be sodded.
- (16) Applicant agrees to the planting of Red Maple trees, on forty (40) foot centers, along the property of the proposed development fronting on Lost Mountain Road (State Route 176) and Macland Road (State Route 360).
- (17) Entrance signage for the proposed development shall be ground based, monument style signage, and shall be mounted on a brick base which matches the brick on the structures of the proposed development.
- (18) Environmentally sensitive, shoe-box type, recessed lighting shall be utilized on poles with a maximum height of thirty-five (35) feet. Light bulbs shall be recessed within the fixtures and not extending below the fixtures.
- (19) Applicant agrees that any emergency generators servicing businesses within the proposed development shall be located inside the structure of the respective business.
- (20) Applicant agrees to comply with all Cobb County Stormwater Management requirements.
- (21) Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements.

MOORE INGRAM JOHNSON & STEELE

Mrs. Judy Williams
Senior Planner
Zoning Division
Cobb County Community
Development Department
Page Five
July 17, 1998

Z-1009 198
PS #5

Z-12/2008
Exhibit "A"
Page 6 of 8

- (22) Applicant agrees to the following system improvements to mitigate traffic concerns:
- (a) Donation of right-of-way on the west side of Lost Mountain Road (State Route 176) a maximum of fifty (50) feet from the existing roadway centerline;
 - (b) Donation of right-of-way on the north side of Macland Road (State Route 360) a maximum of fifty (50) feet from the existing roadway centerline;
 - (c) Installation of curb and gutter along the entirety of the property frontages on Lost Mountain Road (State Route 176) and Macland Road (State Route 360);
 - (d) Maximum of three (3) entrance locations on Macland Road (State Route 360) and one (1) entrance location on Lost Mountain Road (State Route 176);
 - (e) A ten (10) foot no access easement along the property frontages of the out parcels designated as Outlot No. 1 and Outlot No. 2 on the referenced site plan;
 - (f) Construction of a one hundred fifty (150) foot deceleration/acceleration lane for ingress/egress purposes from Macland Road (State Route 360) and Lost Mountain Road (State Route 176); and
 - (g) All work encroaching upon state right-of-way shall require Georgia Department of Transportation approval and if the Georgia Department of Transportation requirements are different from the within stipulations, then the Georgia Department of Transportation requirements shall prevail.

MOORE INGRAM JOHNSON & STEELE

Mrs. Judy Williams
Senior Planner
Zoning Division
Cobb County Community
Development Department
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July 17, 1998

2-102 08 198
15 #6

We believe that the requested zoning, pursuant to the referenced site plan and the stipulations contained herein, is an appropriate use of the subject property while taking into consideration the properties and owners thereof surrounding the proposed development. Thank you for your consideration in this matter.

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP



John H. Moore

- JHM:cc
c: Cobb County Board of Commissioners:
William J. Byrne, Chairman
William A. Cooper
George Woody Thompson, Jr.
Joe L. Thompson
Gordon J. Wysong

Ms. Denise Rose, President
P.L.A.N.
(Telefax Transmission
To (770) 956-8553)

Mrs. Jacqueline Fortes
Oakleigh Subdivision

Mrs. Susan McShane
Windham Woods Subdivision

Ms. Brenda Howard

Mr. Bernard E. Inhulsen

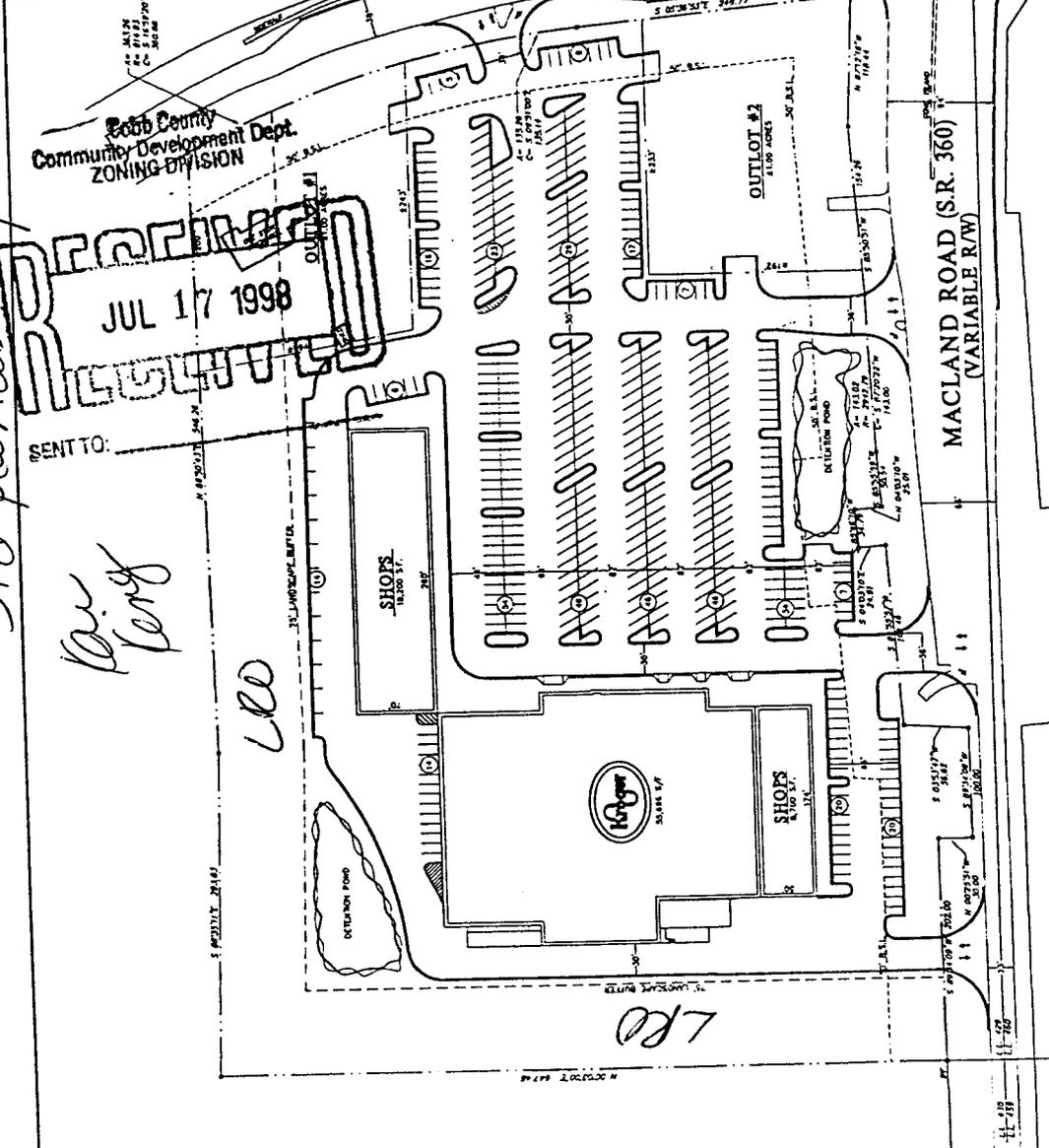
2-102 of 1998

Site plan as stipulated in 7/21/98 CC Zoning Minutes

Low
Large

LLC

LR



SITE ANALYSIS

KROGER	55,896 S.F.
SHOPS	26,900 S.F.
TOTAL BUILDING AREA	82,796 S.F.
PARKING	422 SPACES
PARKING RATIO	5.11/AWSF
RETAIL LAND AREA	511.09 ACRES
OUTLOT #1	21.00 ACRES
OUTLOT #2	21.00 ACRES
TOTAL LAND AREA	13.09 ACRES

BOUNDARY AND LOTO INFORMATION
 BARHAM SURVEYING, INC.
 1500 PALM ROAD
 CANTON, GA 30115
 (770) 340-2870

Note: Large plan in Zoning File

ZONING PLAN
 SCALE: 1" = 50'

LAND PLANNING
 ENGINEER
 TRANSPORTATION
 ARCHITECT
 DESIGN STRATEGY
 800 N. WILSON STREET
 SUITE 200
 WILSON, GEORGIA 30187
 PAULSON MITCHELL
 INCORPORATED

PROJECT:
**VARNER
 CROSSING**
 LAND LOT 429
 19th DISTRICT
 2nd SECTION
 COBB COUNTY, GEORGIA

EOB:
**COLUMBIA
 PROPERTIES
 INCORPORATED**
 1355 TERRELL MILL RD.
 BUILDING 1478 SUITE 200
 MARIETTA, GA 30067
 (770) 953-6262

NOT RELEASED FOR CONSTRUCTION
 NOT RELEASED FOR CONSTRUCTION
REVISIONS