

PRELIMINARY ZONING ANALYSIS

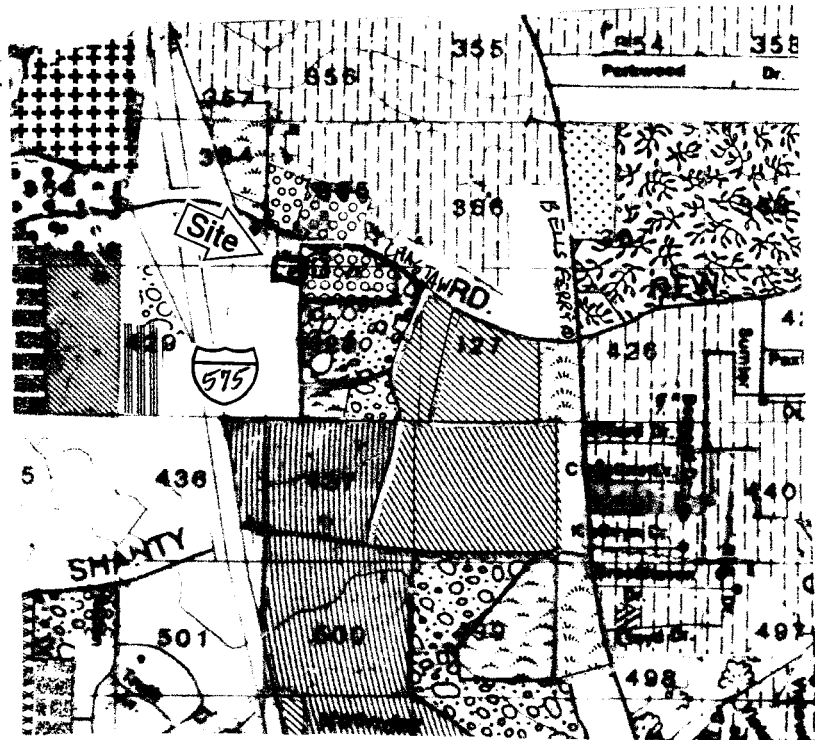
Planning Commission Hearing Date: March 4, 2008
Board of Commissioners Hearing Date: March 18, 2008

Due Date: January 25, 2008

Date Distributed/Mailed Out: January 9, 2008



Cobb County... Expect the Best!



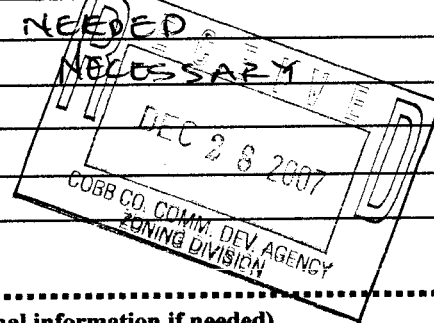
Summary of Intent for Rezoning

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

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

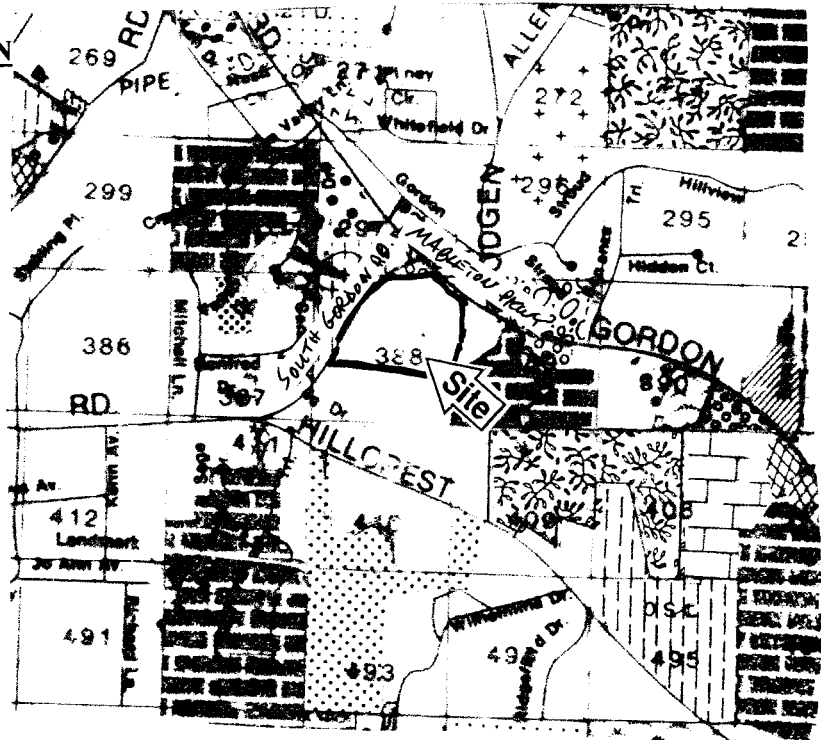
.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): 125' PINE-TREE STYLE TELECOM
FACILITY.
b) Proposed building architecture: NO BUILDINGS PROPOSED
c) Proposed hours/days of operation: UNMANNED FACILITY.
SERVICE AS NEEDED
d) List all requested variances: NONE NECESSARY



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

NATURAL VEGETATION PROVIDES SIGNIFICANT
SCREENING OF THE PROPOSED FACILITY
FROM ALL PORTIONS OF ADJACENT
PROPERTIES AND ALLOWS THE PROPOSED
PINE-TREE LIKE FACILITY TO BLEND WITH
EXISTING NATURAL LANDSCAPE.

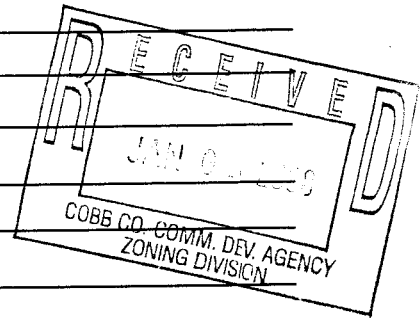


Summary of Intent for Rezoning*

Z-10
2008

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

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



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

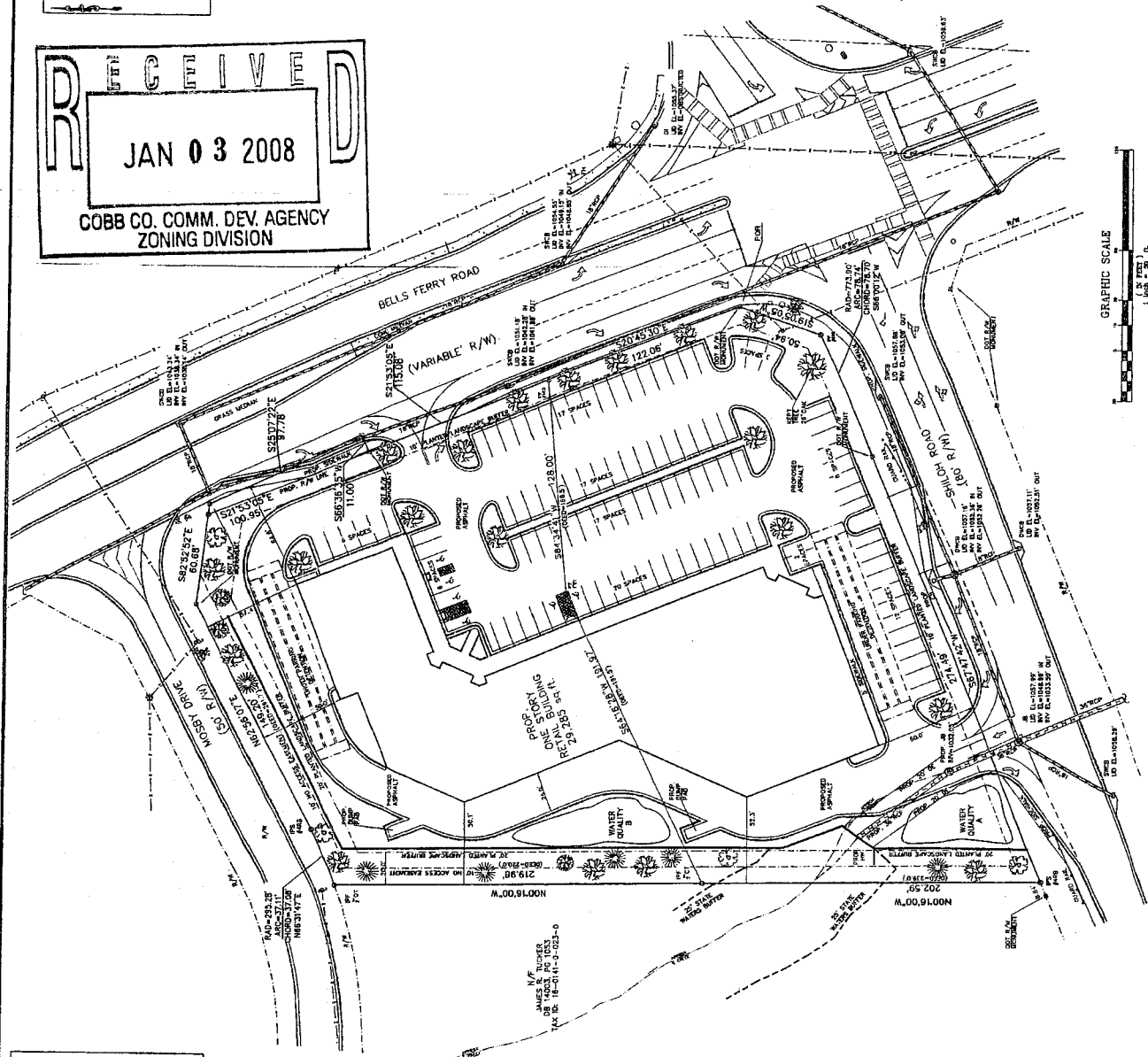
- a) Proposed use(s): Temporary inert landfill for purposes of stabilization of the subject property, the zoning of which will revert to R-20 upon stabilization.
- b) Proposed building architecture: Not applicable.
- c) Proposed hours/days of operation: Monday-Saturday, 8:00 a.m. until 6:00 p.m.
- d) List all requested variances: Not applicable.

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

The subject property is located in an area which is denominated as Medium Density Residential (MDR) under Cobb County's Future Land Use Map. Additionally, the property is contiguous to both a Neighborhood Activity Center (NAC) and a Community Activity Center (CAC) which contemplate Non-Residential (Commercial) utilization.

*The applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.

RECEIVED
JAN 03 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

[illegible][illegible]

SKETCH PLAN FOR:
J & J CONSTRUCTION
4229 & 4555 BELLS FERRY ROAD
LAND LOT 141, 16th DISTRICT, 2nd SECTION
OF COBB COUNTY, GEORGIA
COMPOSITE
122.813 sq. ft.
2.82 ACRES

SITE DATA

SITE AREA=282 ACRES
DISTURBED AREA=23 ACRES
PROPOSED ZONING: NRC (NEIGHBORHOOD RETAIL
CONVENIENCE)

BUILDING SETBACK INFORMATION:

FRONT: 40' OR 50'
MAJOR SIDE 25' OR 30'
MINOR SIDE: 15'

COMMERCIAL SUMMARY:

TOTAL FLOOR AREA:78,285
TOTAL PARKING SPACES:108
GREEN SPACES: 18

[illegible]

APPLICANT: J & J Construction Group, Inc.
770-231-0227

REPRESENTATIVE: Sams, Larkin & Huff, LLP
Garvis L. Sams, Jr. 770-422-7016

TITLEHOLDER: Marilyn C. Berggrum, Carl James Clarkson, and
Virginia Lee Clarkson

PROPERTY LOCATION: Located on the west side of Bells Ferry
Road, between Shiloh Road and Mosby Drive

ACCESS TO PROPERTY: Bells Ferry Road and Mosby Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-11

HEARING DATE (PC): 03-04-08

HEARING DATE (BOC): 03-18-08

PRESENT ZONING: R-20

PROPOSED ZONING: NRC

PROPOSED USE: Retail and office

SIZE OF TRACT: 2.82 acres

DISTRICT: 16

LAND LOT(S): 141

PARCEL(S): 21, 22

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 3

Neighborhood Activity Center

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

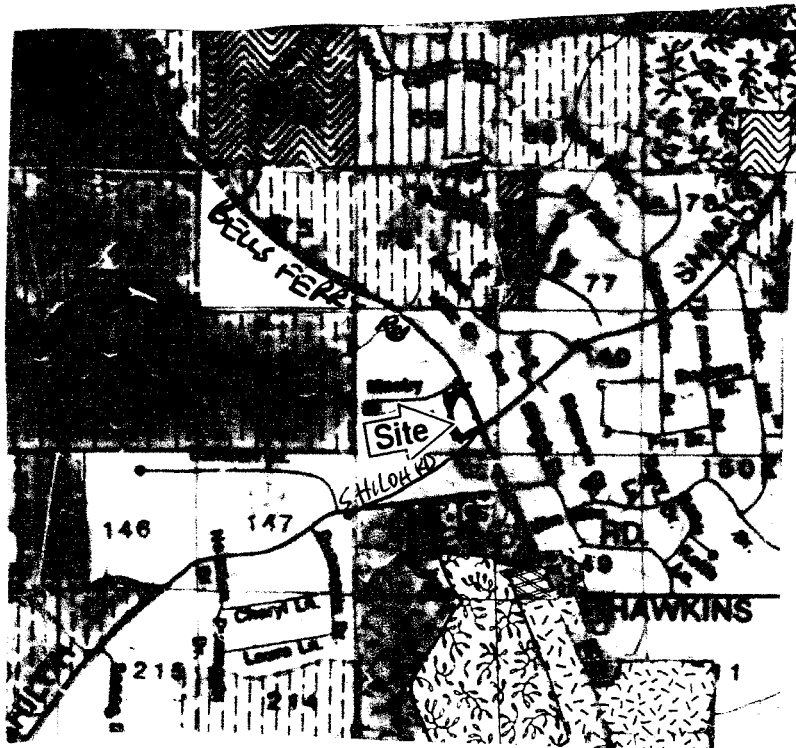
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:

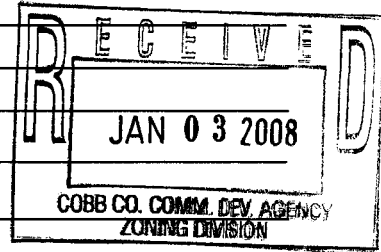


Summary of Intent for Rezoning*

Z-11
2008

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

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



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

- a) Proposed use(s): Retail and office.
- b) Proposed building architecture: Traditional – a mixture of brick, stacked stone and EFIS.
- c) Proposed hours/days of operation: Dependent upon the ultimate occupants/users.
- d) List all requested variances: None.

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

The subject property is located within the confines of a Neighborhood Activity Center (NAC) as shown on
Cobb County's Future Land Use Map and as defined under Cobb County's Comprehensive Land Use Plan.
Being located within the NAC contemplates Neighborhood Retail Commercial (NRC) utilization for the
subject property.

*The applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.

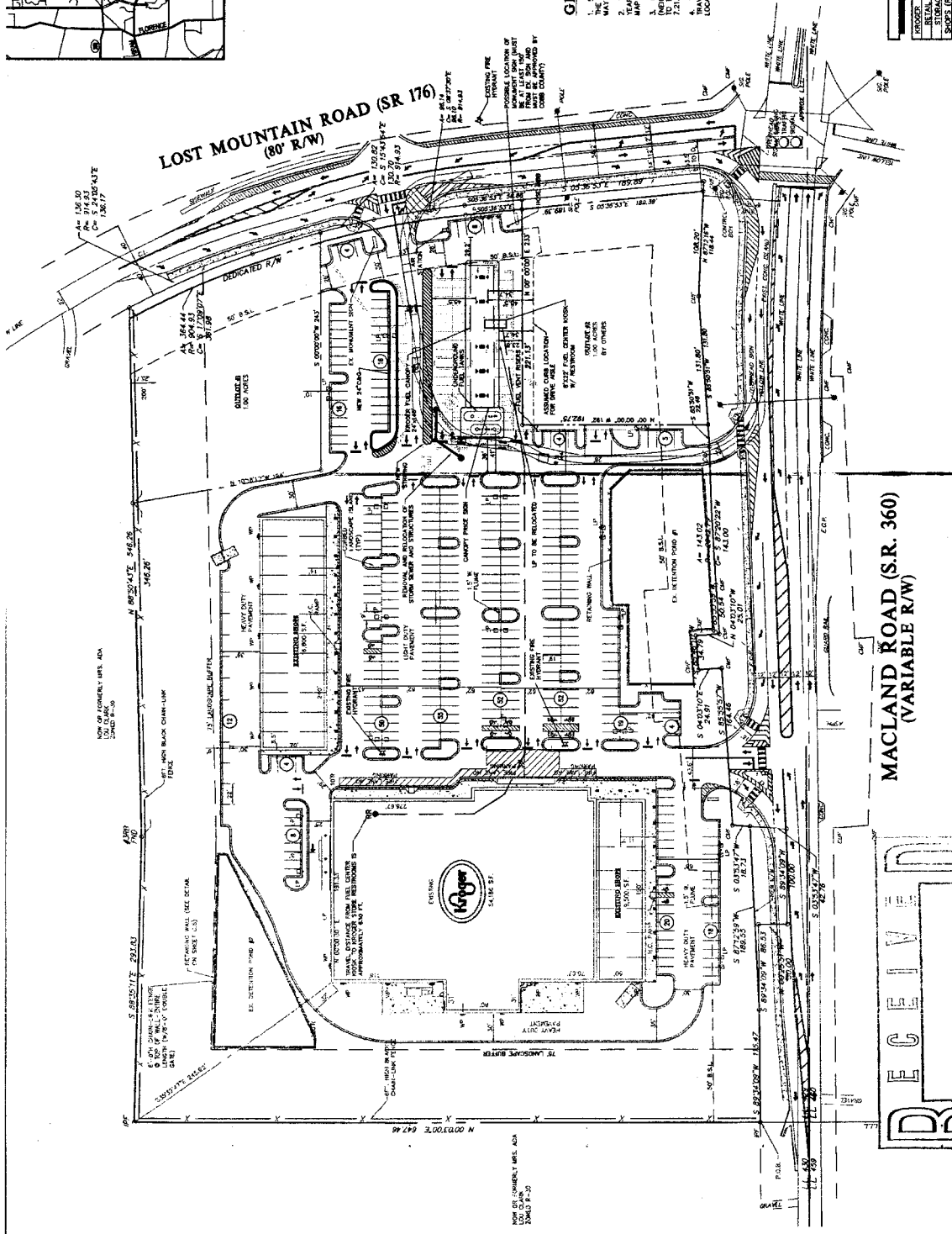
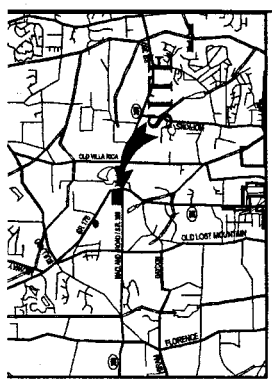
Z-12

GENERAL SITE NOTES

1. SITE BOUNDARY AND ROAD INFORMATION TAKEN FROM
DEED DATED 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2

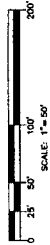
SITE ANALYSIS	
PROCESSED	54,168 SF
RETAIL (24,048 SF @ 27,000 SF)	216 SPACES
STORAGE (11,310 SF @ 17,000 SF)	6 SPACES
RETAIL (14,460 SF @ 17,000 SF)	84 SPACES
STORAGE (14,460 SF @ 17,000 SF)	84 SPACES
STORAGE (14,070 SF @ 17,000 SF)	78 SPACES
TOTAL RETAIL SPACES	374 SPACES
TOTAL RETAIL PARKING REQUIRED	374 SPACES
TOTAL PARKING REQUIRED FOR RETAIL	374 SPACES
TOTAL PARKING REQUIRED	363 SPACES
TOTAL PARKING PROVIDED	411 SPACES
PARKING POST W/ FUEL CENTER	37 SPACES
PARKING PROVIDED	37 SPACES
TOTAL ORDER PARKING AREA	137,009 SQUARE FEET

** PARKING PROVIDED IS LESS THAN PARKING REQUIRED. A VARIANCE WILL BE NEEDED FROM COBB COUNTY TO REDUCE PARKING REQUIRED.



MACLAND ROAD (S.R. 360)
(VARIABLE R/W)

ZONING SITE PLAN



RECEIVED
JAN 03 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

APPLICANT: The Kroger Company
770-496-7400

REPRESENTATIVE: Paulson Mitchell Incorporated
Ali Daughtry 770-650-7685

TITLEHOLDER: Varner 203, LLC and Varner 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: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

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 a 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

Neighborhood Activity Center

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

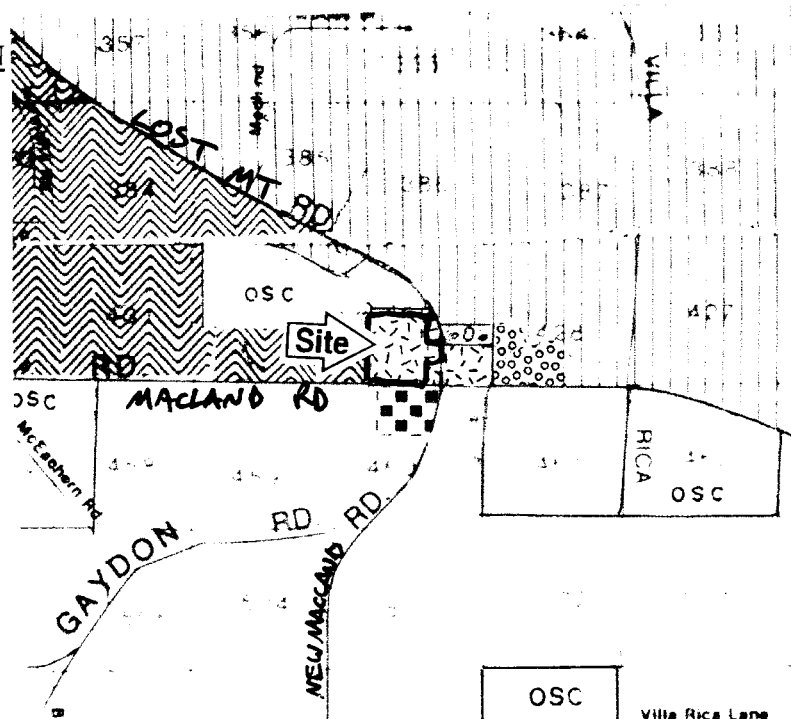
BOARD OF COMMISSIONERS DECISION

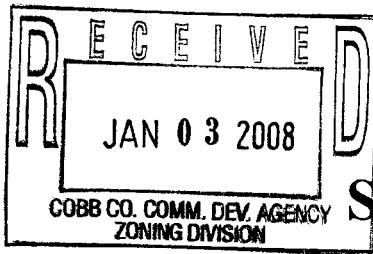
APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:





Application No. Z-12
2008

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) Proposed selling prices(s): _____
- d) List all requested variances: _____

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

- a) Proposed use(s): Retail Fuel Center
- b) Proposed building architecture: Brick to match Kroger store
and standing seam metal roof
- c) Proposed hours/days of operation: 6 AM to 11 PM 7 days a week
- d) List all requested variances:
 - Amendment to approved Site Plan
to allow Kroger Fuel Center
 - Change in rezoning conditions
 - Parking reduction

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

See letter Exhibit "A".

PAULSON MITCHELL
INCORPORATED

LAND PLANNERS
ENGINEERS · SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

December 6, 2007

Cobb County Zoning Division
191 Lawrence Street
Marietta, GA 30060

Re: Letter of Intent for Proposed Kroger Fuel Center Rezoning Submittal for a Site Plan Amendment and Change in Conditions (original zoning case: Z102 dated 7/21/98)
Existing Kroger Shopping Center GA453
4150 Macland Road (PMI# 2007203.01)

To Whom It May Concern:

Please accept this letter as a request to amend the site plan that was approved in the Z102 rezoning case dated 7/21/98. The intent of the request is to allow a Kroger Fuel Center within the existing parking lot of the Kroger parcel. Per Commissioner Goreham and John Pederson, it is our understanding that we also need to request a change in the conditions of the original rezoning case to allow the fuel center on the Kroger parcel. Commissioner Goreham and John Pederson felt that it was the BOC's intent to restrict fuel from all parcels except the southern outlot (labeled Outlot #1 on the Zoning Site Plan dated 12.06.07).

Please also accept this letter as a request to allow a 16-space reduction in the parking required to allow for the addition of the proposed Kroger Fuel Center. The Zoning Site Plan dated 12.06.07 shows that 363 spaces are required; however only 347 of the 411 parking spaces will remain with the addition of the Kroger Fuel Center. The 16-space reduction will be a 4% reduction in the total parking required.

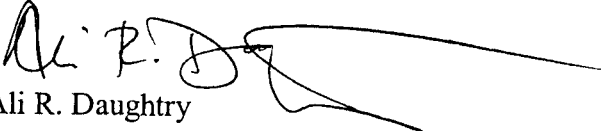
The fuel center will allow Kroger to expand the additional services they extend to their customers (such as on-site banking, coffee shop, pharmacy, etc.) and offer discounts on fuel prices as an added service to their regular customers. It will consist of a 176 square foot pay station kiosk and five (5) fueling dispensers covered by a canopy. The architectural features on the canopy columns and kiosk will include brick to complement the design of the existing Kroger shopping center. In addition, the fuel center canopy will have a metal roof to complement the roof at the Kroger store entrance. The upgraded architectural design of the fuel center will make it a positive addition to the overall shopping center.

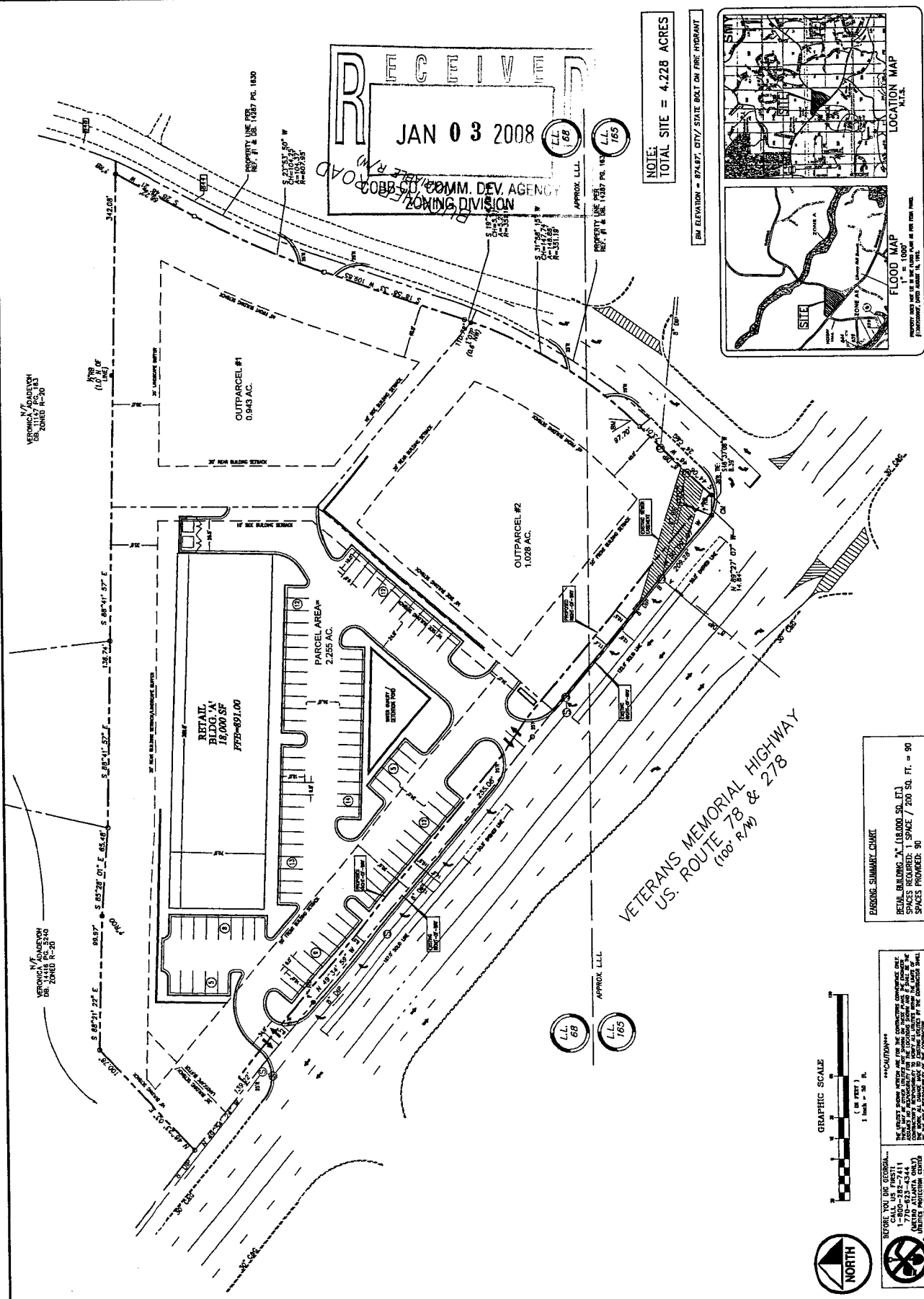
The proposed fuel center is to be located on the Kroger parcel away from the main field of parking and close to the existing full access entrance onto Lost Mountain Road. The proximity to this entrance will allow the fuel tanker truck to enter the site and make the fuel deliveries without disturbing the rest of the site.

Per Commissioner Goreham's request, we have been in contact with representatives of P.L.A.N. about the proposed fuel center and they are currently reviewing the proposed site plan and the proposed fuel center elevation. We will continue to correspond with them regarding their comments as the hearing date approaches.

Please feel free to contact me at (770) 650-7685 ext. 215 with any questions or concerns.

Yours truly,
Paulson Mitchell, Incorporated


Ali R. Daughtry



APPLICANT: Branch Development Services, LLC

404-832-8936

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP

John H. Moore 770-429-1499

TITLEHOLDER: Arthur Andrew Schulte and William E. Gillan

PROPERTY LOCATION: Located at the northwestern intersection
of Veterans Memorial Highway and Buckner Road.

ACCESS TO PROPERTY: Veterans Memorial Highway and
Buckner Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-13

HEARING DATE (PC): 03-04-08

HEARING DATE (BOC): 03-18-08

PRESENT ZONING: R-20, NRC, GC

PROPOSED ZONING: NRC

PROPOSED USE: Retail

SIZE OF TRACT: 4.228 acres

DISTRICT: 18

LAND LOT(S): 68, 165

PARCEL(S): 8, 2, 4

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

*Neighborhood & Community
Activity Center*

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 _____

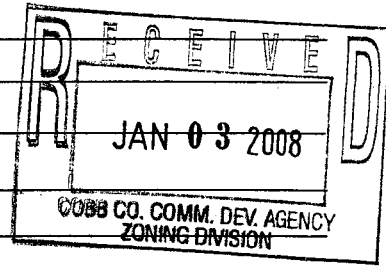
STIPULATIONS:



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) Proposed selling prices(s): _____
- d) List all requested variances: _____



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

- a) Proposed use(s): Retail
- b) Proposed building architecture: Stucco, Stone, Glass
- c) Proposed hours/days of operation: Monday-Sunday; 8:00 a.m. to 12:00 a.m.
depending upon the needs of the retailer
- d) List all requested variances: None known at this time

***Applicant specifically reserves the right to amend any information set forth herein at any time during the rezoning process.**

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



PHILLIPS

PARTNERSHIP

Architecture • Interior Design • Planning

770.944.1616 • 770.944.1314

CONSULTANT

S&L

PROJECT
DATE
DESCRIPTION

Z-14

TENANT

Parcel 'A'

PROJECT

**Oakdale
Towne Center**

3340 PEACHTREE ROAD, NE
SUITE 2000
ATLANTA, GA 30328
PHONE: 404-932-8902
FAX: 404-932-8909

**ASPEN HILLS
REDEVELOPMENT
LLC**

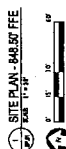
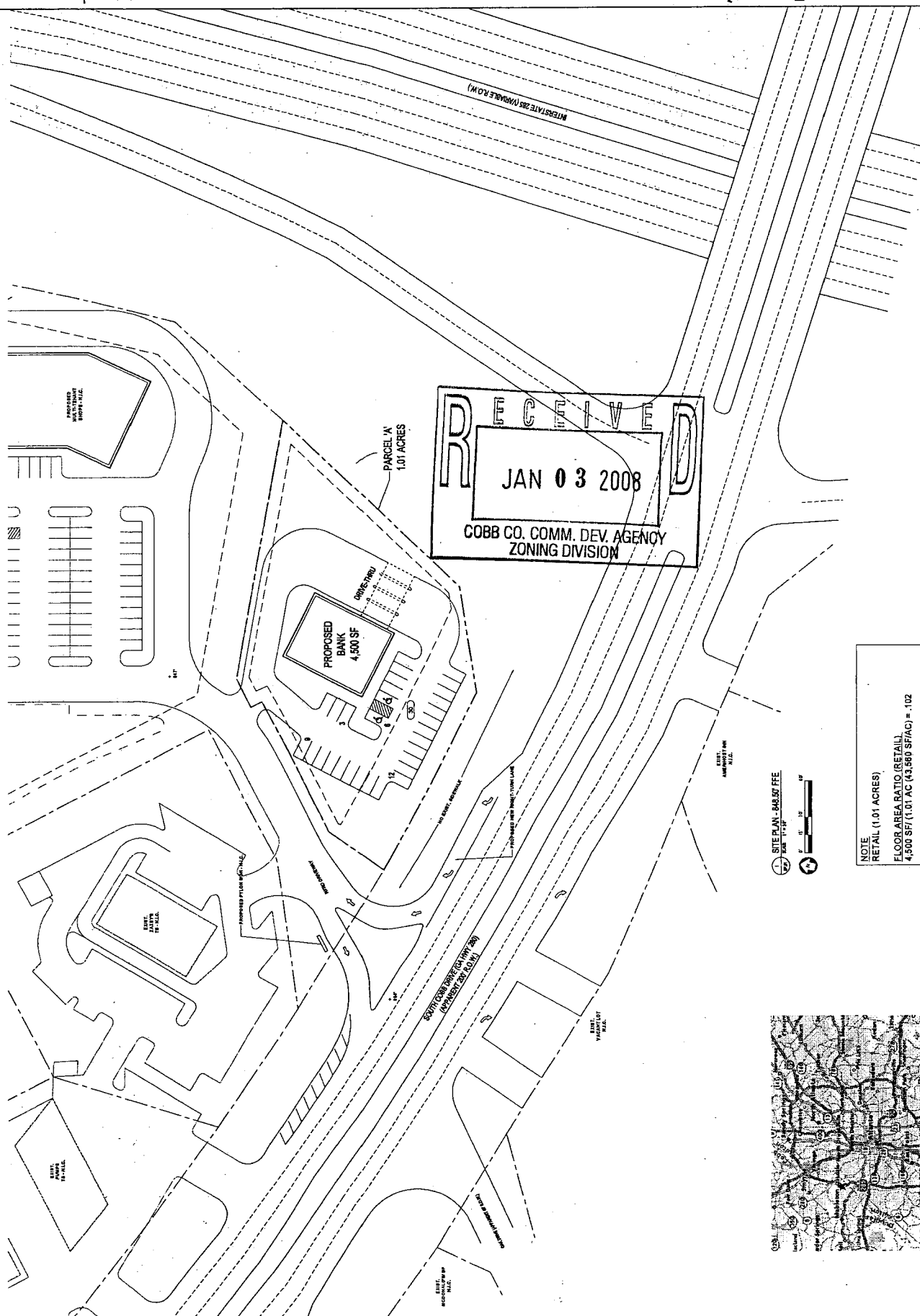
3340 PEACHTREE ROAD, NE
SUITE 2000
ATLANTA, GA 30328
PHONE: 404-932-8902
FAX: 404-932-8909

PHILLIPS PARTNERSHIP
DATE: 01/03/2008
DRAWN BY: [signature]
CHECKED BY: [signature]
DATE: 01/03/2008

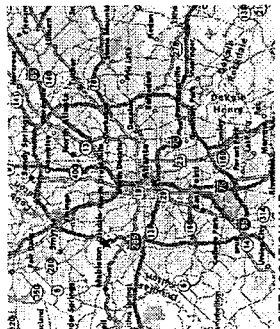
**PRELIMINARY
SITE PLAN**

SP.01

3300 CENTRAL AVENUE, WEST
ATLANTA, GEORGIA 30339



NOTE
RETAIL (1.01 ACRES)
FLOOR AREA RATIO (RETAIL)
4,500 SF / (1.01 AC (43,560 SF/AC)) = 102
• ALL BUILDINGS SINGLE STORY U.O.N.
• NO PUBLIC PARK SPACE
• NO TRAILS & BIKE LANES EXIST, OR PROVIDED
• PROPOSED ZONING CATEGORIES = GC



SITE LOCATION MAP

APPLICANT: Aspen Hills Redevelopment, LLC
404-442-7888

REPRESENTATIVE: Moore Ingram Johnson & Steele, LLP
John H. Moore 770-429-1499

TITLEHOLDER: Racetrac Petroleum, Inc.

PROPERTY LOCATION: Located at the northwesterly intersection
of South Cobb Drive and Interstate 285

ACCESS TO PROPERTY: South Cobb Drive via an existing
interparcel access easement

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-14

HEARING DATE (PC): 03-04-08

HEARING DATE (BOC): 03-18-08

PRESENT ZONING: TS

PROPOSED ZONING: GC

PROPOSED USE: Commercial development

SIZE OF TRACT: 1.01 acres

DISTRICT: 17

LAND LOT(S): 753

PARCEL(S): 18, 26

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2

Community Activity Center

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

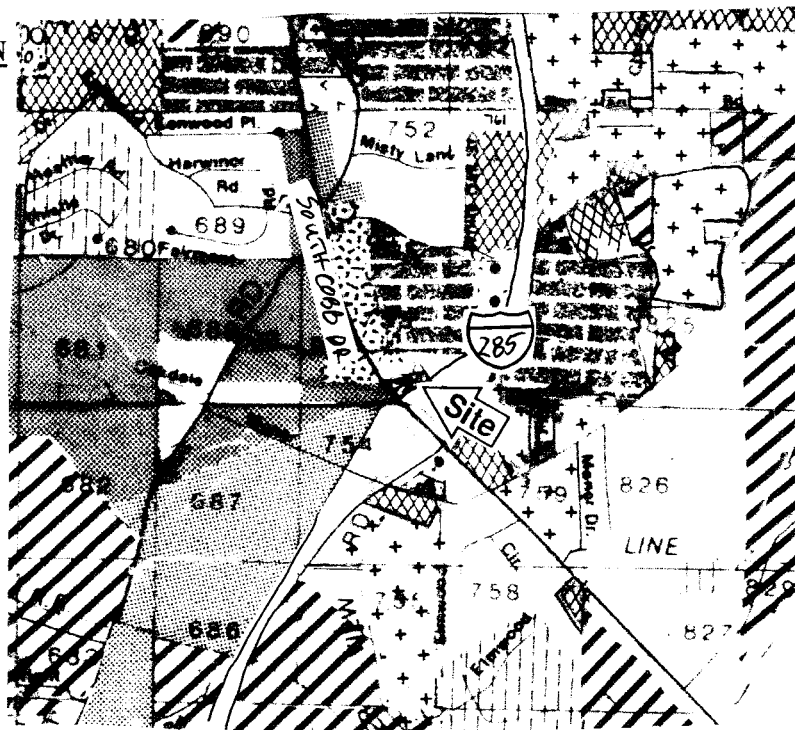
BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:





Summary of Intent for Rezoning*

Summary of Intent for Rezoning*

a) **Proposed unit square-footage(s):** _____

b) **Proposed building architecture:** _____

c) **Proposed selling prices(s):** _____

d) **List all requested variances:** _____

a) **Proposed use(s):** Commercial, Retail

b) **Proposed building architecture:** Brick, Stone, Stucco, EIFS

c) **Proposed hours/days of operation:** 7:00 a.m. - 11:00 p.m.

d) **List all requested variances:** None known at this time

***Applicant specifically reserves the right to amend any information contained herein at any time during the rezoning process.**

LINE	BEARING	DISTANCE
'A'	S42°54'28"W	20.29'
'B'	ARC = 41°11'	
	RADIUS = 33.533'	
	CHD. = 41°11'	
'C'	S 48°55'40" W	
'D'	S43°44'20"W	39.00'
'E'	D30°22'54"W	27.39'
'F'	S43°44'20"W	32.61'
'G'	N09°18'55"W	27.39'
'H'	N43°44'20"E	39.92'
'I'	N46°15'40"W	17.00'
'J'	N43°44'20"W	10.00'
'K'	N46°15'40"W	15.00'
'L'	N43°44'20"E	26.00'
'M'	S46°15'40"E	28.00'
'N'	S43°44'20"E	45.99'

APPLICANT: The Kroger Company
770-496-7400

REPRESENTATIVE: Paulson Mitchell Incorporated
Ali Daughtry 770-650-7685

TITLEHOLDER: Inland Western Powder Springs Battleridge, LLC

PROPERTY LOCATION: Located on the northwesterly side of
Powder Springs Road, north of Macland Road, and on the east side of
John Ward Road, north of Macland Road

ACCESS TO PROPERTY: Powder Springs Road, John Ward Road

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-15

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 a Kroger fueling station

SIZE OF TRACT: 10.8 acres

DISTRICT: 19

LAND LOT(S): 339, 340, 402, 403

PARCEL(S): 23

TAXES: PAID pending DUE _____

COMMISSION DISTRICT: 1

Neighborhood Activity Center

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

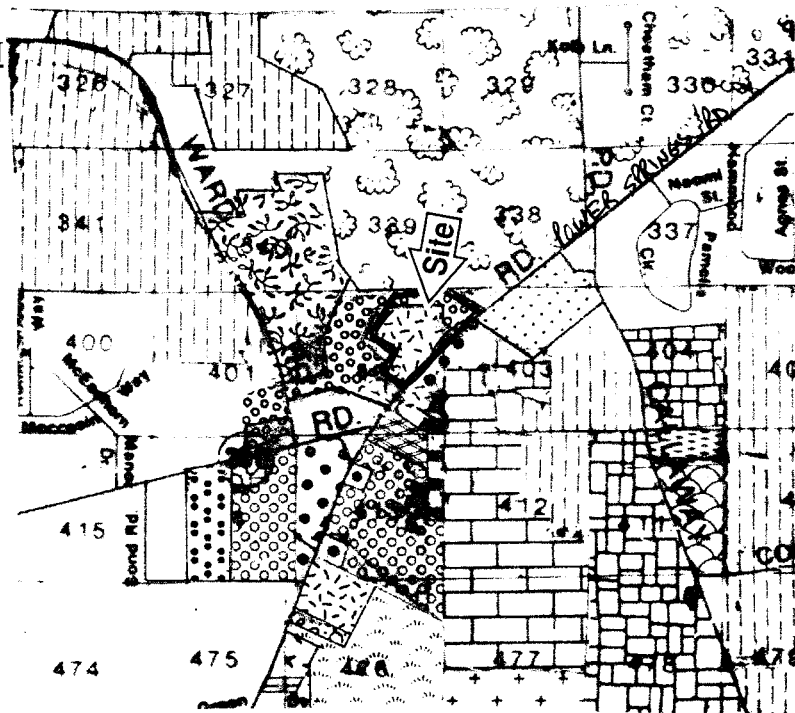
BOARD OF COMMISSIONERS DECISION

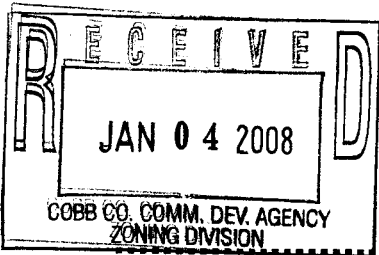
APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:





Application No. Z-15
2008

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) Proposed selling prices(s): _____
- d) List all requested variances: _____

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

- a) Proposed use(s): Retail Fuel Center
- b) Proposed building architecture: Brick to match Kroger store
- c) Proposed hours/days of operation: 6 AM to 11 PM 7 days a week
- d) List all requested variances: Amendment to approved Site Plan
to allow Kroger Fuel Center

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

- See attached letter (Exhibit "A")

APPLICANT: Crown Castle International

404-815-6474

REPRESENTATIVE: Kilpatrick Stockton, LLP

Michael W. Tyler, Esq. 404-518-6474

TITLEHOLDER: Angie C. Scroggins

PROPERTY LOCATION: Located on the south side of Main Street,
west of Lois Street

ACCESS TO PROPERTY: Main Street

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: Z-16

HEARING DATE (PC): 03-04-08

HEARING DATE (BOC): 03-18-08

PRESENT ZONING: PSC

PROPOSED ZONING: CRC

PROPOSED USE: Telecommunications
facility

SIZE OF TRACT: 0.461 acres

DISTRICT: 17

LAND LOT(S): 677

PARCEL(S): 16

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2

Neighborhood Activity Center

*Tower Height: 180-feet
of Carriers: UP to 5.*

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

BOARD OF COMMISSIONERS DECISION

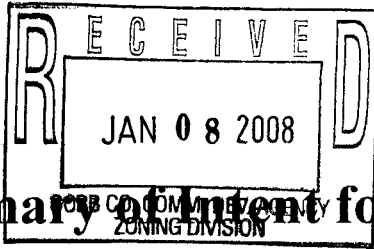
APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:





Application No. 2-16
2008

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) Proposed selling prices(s): _____
- d) List all requested variances: _____

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

- a) Proposed use(s): Telecommunications monopole and equipment enclosures for five carriers; existing residential dwelling and ancillary building to remain.
- b) Proposed building architecture: N/A
- c) Proposed hours/days of operation: The telecommunications monopole will operate unobtrusively continuously.
- d) List all requested variances: _____

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

APPLICANT: E. Lamar Scotti & Associates

404-788-8072

REPRESENTATIVE: Sams, Larkin & Huff, LLP

Garvis L. Sams, Jr. 770-422-7016

TITLEHOLDER: K. Hoyt McGee

PROPERTY LOCATION: Located on the easterly side of South

Gordon Road, southwesterly of Mableton Parkway, and on the south

side of Mableton Parkway, west of Dodgen Road

ACCESS TO PROPERTY: Mableton Parkway

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

Medium Density Residential ($\pm$ 11.7 Acres)

+

Neighborhood Activity Center ($\pm$.76 Acres)

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:

PETITION NO: SLUP-1

HEARING DATE (PC): 03-04-08

HEARING DATE (BOC): 03-18-08

PRESENT ZONING: R-20

PROPOSED ZONING: SLUP

PROPOSED USE: Inert Landfill

SIZE OF TRACT: 12.47 acres

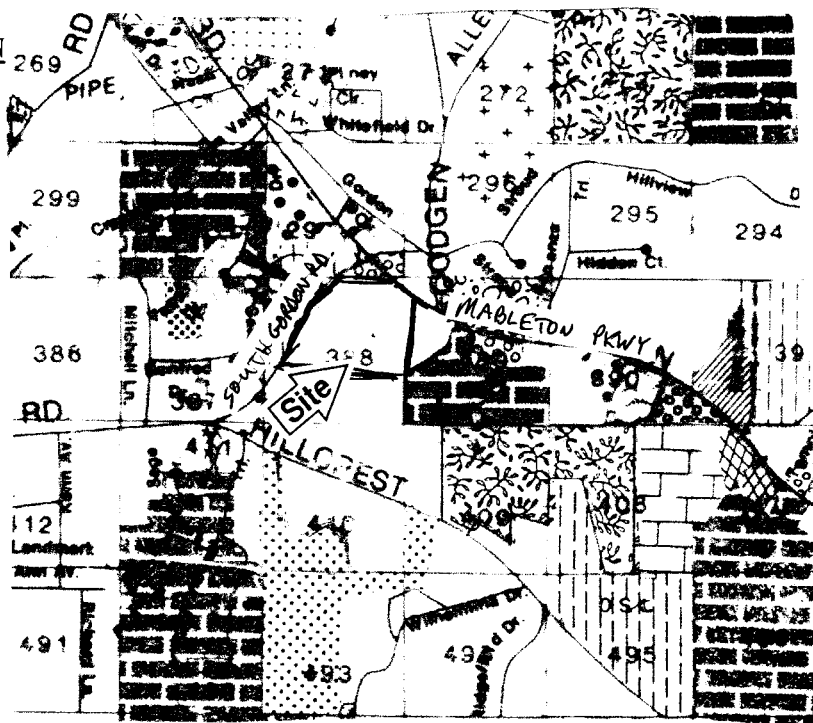
DISTRICT: 18

LAND LOT(S): 388

PARCEL(S): 1

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

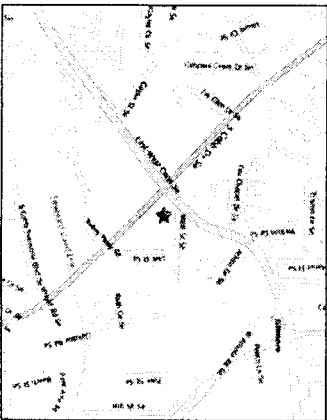


SLUP-2



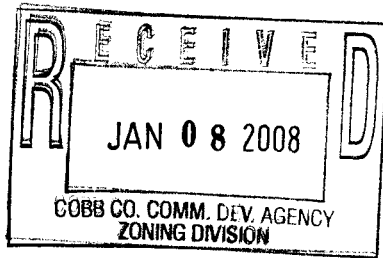
PROFESSIONAL SURVEYORS - 720 ENERGY CENTER BOULEVARD, SUITE 503 NORTHPORT, ALABAMA (205)752-5033

BROOKS & BROOKS, INC.



VICINITY MAP
NOT TO SCALE

LINE	TABLE
L1	S89°18'26"E 15.00'
L2	N00°41'32"E 8.79'
L3	N00°41'32"E 28.00'
L4	S00°41'32"W 15.00'
L5	N00°41'32"W 15.00'
L6	N00°41'32"W 15.00'



SCALE: 1"=40'

BASED ON STATE PLANE GRID

CENTER OF PROPOSED TOWER
LAT. 33°53'37.00"N LONG. 83°10'19.00"W
ELEV. 101.9' NAVD83

POINT OF BEGINNING
S89°18'26"E 15.00'
N00°41'32"E 8.79'
N00°41'32"E 28.00'
S00°41'32"W 15.00'
N00°41'32"W 15.00'

POINT OF BEGINNING
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N00°41'32"E 28.00'
S00°41'32"W 15.00'
N00°41'32"W 15.00'

- SURVEYOR'S REPORT**
- Survey for: Cobb County, International.
 - Purpose of this survey: to Establish Survey
 - Field surveys conducted on: 01/12/07
 - Horizontal and vertical control established by GPS methods using the following control point
 - Elevation on WMD 88 and meet the requirements for FIM 2-C only.
 - Horizontal positions are WMD 83.
 - North is based on State Plane Grid.
 - Brooks & Brooks, Inc. did not conduct any the investigation for the survey. The survey is based on the record documents listed in note 8.
 - Source of survey documents furnished by Cobb County, International
 - Survey description:
 - At that time or part of land lying and being in Lot 877 of the 17th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows:
 12. 25' x 25' Lane Parcel Description:
 13. 25' x 25' Lane Parcel Description:
 14. 25' x 25' Lane Parcel Description:
 15. 25' x 25' Lane Parcel Description:
 16. 25' x 25' Lane Parcel Description:
 17. This map or part has been obtained for reference and is based on a closure precision of one foot in 25,000 feet, and an angular error of 5" per angle point, and was adjusted to using Constrained Adjustment.
 18. This survey and drawing complies with the minimum technical standards for the practice of Land Surveying in the State of Georgia.

Thomas M. Brooks, Jr., L.S.
DA Reg. No. C-25337



ARD GA
BUN NO. 811619

DATE: 11/15/07 DRAWN BY: JDS CHECKED BY: JDS
FIELD BOOK: SEE FILE PARTY CHIEF: SEE FILE DRAWING NO.:
SCALE: 1"=40'

APPLICANT: Crown Castle International

404-815-6474

REPRESENTATIVE: Kilpatrick Stockton, LLP

Michael W. Tyler, Esq. 404-518-6474

TITLEHOLDER: Angie C. Scroggins

PROPERTY LOCATION: Located on the south side of Main Street,
west of Lois Street

ACCESS TO PROPERTY: Main Street

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

PETITION NO: SLUP-2

HEARING DATE (PC): 03-04-08

HEARING DATE (BOC): 03-18-08

PRESENT ZONING: PSC

PROPOSED ZONING: SLUP

PROPOSED USE: Telecommunications
facility

SIZE OF TRACT: 0.461 acres

DISTRICT: 17

LAND LOT(S): 677

PARCEL(S): 16

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 2

Neighborhood Activity Center

*Tower Height : 180-feet
of carriers : UP to 5,*

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:

