

APPLICANT: JDH Capital, LLC
704-496-7177

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

TITLEHOLDER: Juanita Bryant Green a/k/a Sybil Juanita Bryant
Green, Deceased, Kenneth P. Lewis

PROPERTY LOCATION: Located at the northwest intersection of
Factory Shoals Road and South Gordon Road.

ACCESS TO PROPERTY: Factory Shoal Road and South Gordon
Road

PHYSICAL CHARACTERISTICS TO SITE: Existing houses

PETITION NO: Z-20

HEARING DATE (PC): 07-07-09

HEARING DATE (BOC): 07-21-09

PRESENT ZONING: R-20

PROPOSED ZONING: NRC

PROPOSED USE: Grocery Store and Retail

SIZE OF TRACT: 6.62 acres

DISTRICT: 18

LAND LOT(S): 384, 385, 413, 414

PARCEL(S): 5, 14

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Bryant Elementary School
- SOUTH:** PSC/ Single-family houses, Trinity United Methodist Church
- EAST:** GC/ Shell
- WEST:** R-20/ Bryant Elementary School

OPPOSITION: NO. OPPOSED **PETITION NO:** SPOKESMAN

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

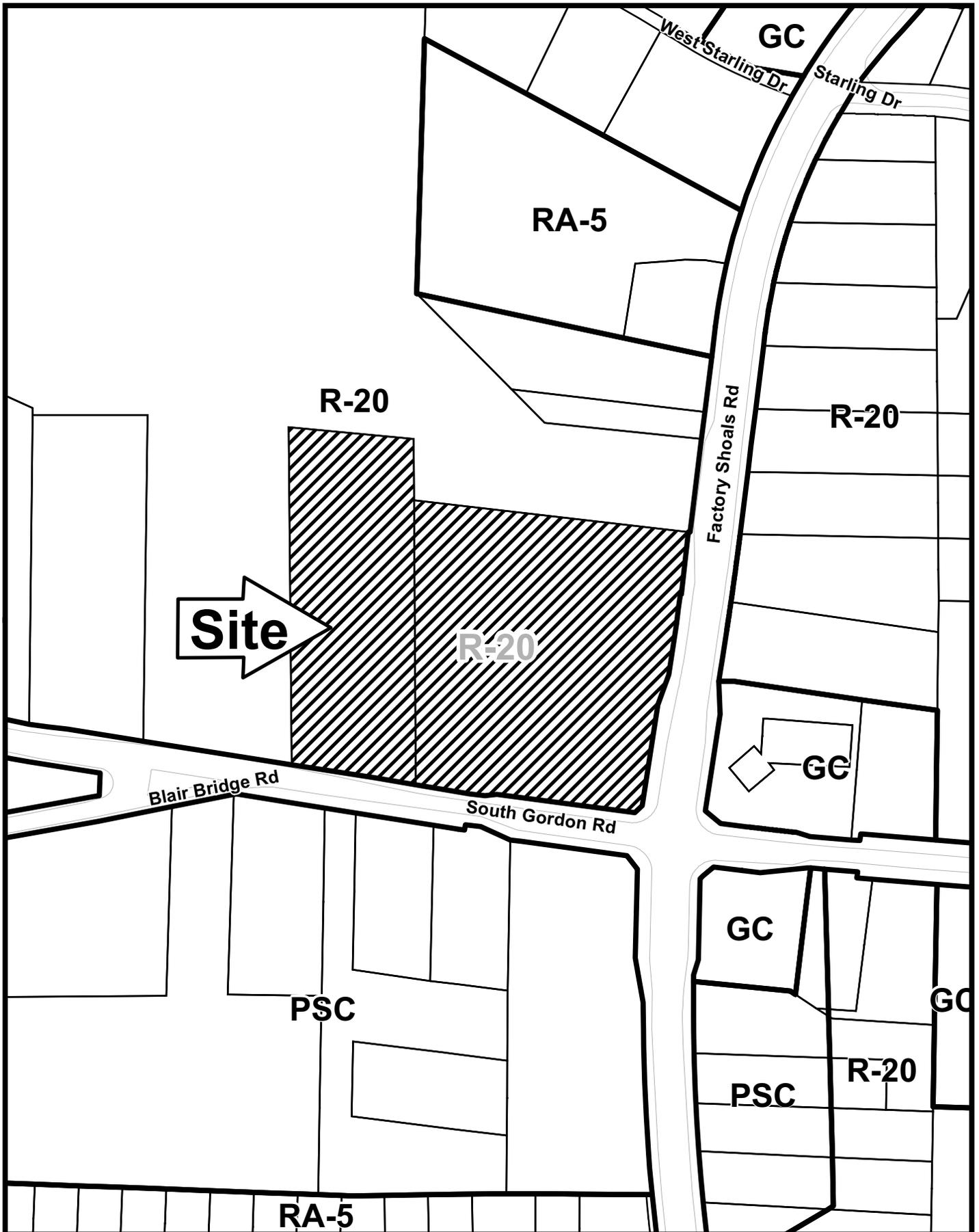
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

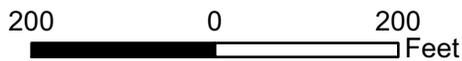
STIPULATIONS:



Z-20



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



-  City Boundary
-  Zoning Boundary

APPLICANT: JDH Capital, LLC

PETITION NO.: Z-20

PRESENT ZONING: R-20

PETITION FOR: NRC

ZONING DIVISION COMMENTS: Staff Member Responsible: John P. Pederson, AICP

Land Use Plan Recommendation: Neighborhood Activity Center (63%) and Low Density Residential (37%)

Proposed Number of Buildings: 1 **Total Square Footage of Development:** 51,728

F.A.R.: 0.18 **Square Footage/Acre:** 7,817

Parking Spaces Required: 211 **Parking Spaces Provided:** 234

The applicant is requesting the NRC zoning district to develop a small shopping center. The anchor will be a 34,928 square-foot Food Lion grocery store. The anticipated daily hours would be from 8:00 am to 11:00 pm, however, the applicant is considering operating 24 hours a day. The applicant is also proposing approximately 16,800 square feet of general retail, and one out-parcel at the intersection. All buildings will be one-story in height, with traditional building architecture. The applicant has submitted a zoning impact analysis (see Exhibit "A") and a letter of agreeable stipulations (see Exhibit "B").

Historic Preservation: After consulting various county historic resources 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.

COBB COUNTY-MARIETTA WATER AUTHORITY COMMENTS (CCMWA):

The proposal could possibly have an impact on the CCMWA 36" PCCP Transmission Water Line that passes on the south side of South Gordon Road and turns south on Factory Shoals Rd. CCMWA requests to review the plans for this project as soon as they are available in order to determine the extent of impact upon our facilities. The owner/developer will be financially responsible for any impacts to CCMWA facilities from the project. Contact Chuck Byrge at (770) 426-8788 to coordinate plan review.

APPLICANT JDH Capital, LLC

PETITION NO. Z-020

PRESENT ZONING R-20

PETITION FOR NRC

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) 8" CI / N side S Gordon Rd

Additional Comments: Meter to be at entrance

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: Across intersection on S Gordon

Estimated Waste Generation (in G.P.D.): **A D F** 5,170 + **Peak** 12,925 +

Treatment Plant: S Cobb

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:

Pre-installed grease traps required for restaurants and cooking/baking operations. Review of architectural plans for these required.

Sewer extension by developer required to upper property line

Notes FYI:

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: **JDH Capital, LLC**

PETITION NO.: **Z-20**

PRESENT ZONING: **R-20**

PETITION FOR: **NRC**

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: **Gordon Creek** FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- 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 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 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).
- 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 **existing system including culvert at Gordon Lane.**

APPLICANT: JDH Capital, LLC

PETITION NO.: Z-20

PRESENT ZONING: R-20

PETITION FOR: NRC

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 - **must be addressed at Plan Review**
- 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. This site is characterized by a ridge that runs diagonally through the center of the parcel. Approximately half of the site drains to the south under South Gordon Road through an existing culvert. The remainder of the site drains to the west across the adjacent Cobb County School Board property. Due to the split drainage, separate detention facilities will be required for each basin.
2. The extensive existing tree stand and undergrowth provide significant air/water quality, soil stabilization and storm flow mitigation benefits for this watershed. Construction of this project will eliminate the vast majority of this vegetation and increase pavement, storm runoff and non-point source pollution. To compensate, the First Flush Water Quality Best Management Practice Requirements must be elevated to the 1.5-inch rainfall event and each larger storm discharge controlled not to exceed the allowable discharge of the next lower, more frequent storm event (ie. 5-year storm event released at 2-year rate; 10-year event at 5-year rate; etc. to 100-year event at 50-year rate).

APPLICANT: JDH Capital, LLC

PETITION NO.: Z-20

PRESENT ZONING: R-20

PETITION FOR: NRC

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
Factory Shoals Rd	12000	Arterial	40 mph	Cobb County	100'
South Gordon Rd	7800	Major Collector	40 mph	Cobb County	80'

*Based on 2005 traffic counting data taken by Cobb County DOT. (Factory Shoals Rd)
Based on 2006 traffic counting data taken by Cobb County DOT. (South Gordon Rd)*

COMMENTS AND OBSERVATIONS

Factory Shoals 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.

South Gordon Road is classified as a Major Collector and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification.

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 Factory Shoals Road, a minimum of 50' from the roadway centerline.

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 north side of South Gordon Road Road, a minimum of 40' from the roadway centerline.

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

STAFF RECOMMENDATIONS

Z-20 JDH CAPITAL, LLC

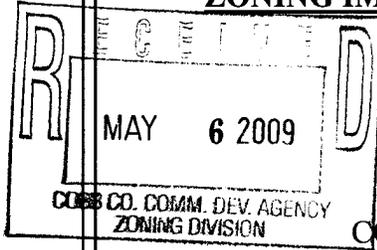
- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. Three of the four corners of this intersection are zoned GC and PSC. Adjacent and nearby businesses include a convenience store with fuel sales, a pharmacy, daycare, barber shop, and contractors.
- 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 applicant's proposal would be compatible with other uses in the area. This part of South Cobb County has not seen very much new development in the past few years; the applicant's proposal could help encourage other redevelopment 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*. A majority of the property (63%) is within a Neighborhood Activity Center. The rest of the property is in the Low Density Residential Land Category, which is surrounded by commercial and institutional Land Use Categories.
- 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 applicant's proposal would be a suitable land use given the adjacent and nearby land uses. To the north and west is school property, and to the south and east are commercially zoned properties. The applicant's proposal should be compatible with the area, and is mostly located within the boundaries of a commercial node. The applicant's proposal would bring new business to the area, and could help to reinvigorate the area.

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

- Site plan received by the Zoning Division May 6, 2009, with the District Commissioner approving minor modifications;
- Letter from Mr. Garvis L. Sams, Jr. dated June 4, 2009 (not in conflict with staff comments);
- Cobb County-Marietta Water Authority comments;
- Water and Sewer comments and recommendations;
- Stormwater Management comments and recommendations;
- DOT comments and recommendations;
- 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.

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.

**ZONING IMPACT STATEMENT FOR THE REZONING APPLICATION
OF JDH CAPITAL, LLC**



COMES NOW, JDH CAPITAL, LLC, and, pursuant to §134-121(a)(7)

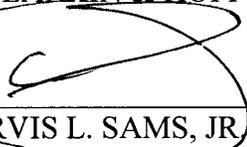
of the Cobb County Zoning Ordinance, files this Zoning Impact Statement, as follows:

- A. The zoning proposal will permit a use of the property which is suitable in the context of development and existing zonings along this section of the South Gordon Road/Factory Shoals Road Corridors.
- B. The zoning proposal will have no adverse effect or impact upon the existing uses or usability of adjacent or nearby properties, most of which are commercial and institutional developments located within a Neighborhood Activity Center (NAC).
- C. The subject property to be affected by the zoning proposal has no reasonable economic use as currently zoned in that the fair market value of same falls below the range of values of similarly zoned and situated properties with equivalent utility. Additionally, the present owners of the subject property are suffering a significant economic detriment by virtue of the continuation of the present zoning classification R-20.
- D. The zoning proposal will have no adverse impact upon the existing County infrastructure including, but not limited to, existing streets, transportation facilities, utilities or schools.

- E. The zoning proposal is located adjacent to commercial and institutional areas and is consistent with those uses and purposes contemplated under Cobb County's Comprehensive Land Use Plan and Future Land Use Map.
- F. There is no substantial relationship between the existing zoning classification of R-20, which limits the property in terms of its present utilization and the public health, safety and general welfare. Additionally, considered in the context of development along this section of the South Gordon Road/Factory Shoals Road Corridors, there are no established land use planning principles or political considerations which would vitiate the zoning proposal.

Respectfully submitted, this the 6th day of May, 2009.

SAMS, LARKIN & HUFF, LLP

By: 

GARVIS L. SAMS, JR.

Attorney for Applicant

Ga. Bar No. 623950

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770-422-7016
TELEPHONE
770-426-6583
FACSIMILE

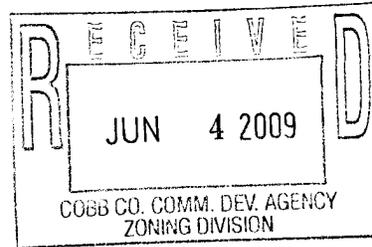
MELISSA P. HAISTEN
JUSTIN H. MEEKS

SAMSLARKINHUFF.COM

June 4, 2009

VIA E-MAIL and
HAND DELIVERY

Mr. John P. Pederson, AICP, Planner III
Cobb County Zoning Department
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661



Re: Application of JDH Capital, LLC to Rezone a 6.62 Acre Tract
from R-20 to Neighborhood Retail Commercial (NRC) (No. Z-20)

Dear John:

You will recall that this firm represents JDH Capital, LLC ("JDH") concerning the above-captioned Application for Rezoning. The application is scheduled to be heard and considered by the Cobb County Planning Commission on July 7, 2009 and, thereafter, is scheduled to be heard and considered for final action by the Cobb County Board of Commissioners on July 21, 2009. JDH has under contract a 6.62 acre tract of land located at the northwest quadrant of the intersection of Factory Shoals Road and South Gordon Road and proposes the rezoning of the property from R-20 to Neighborhood Retail Commercial ("NRC") for purposes of a grocery store, offices and retail.

While the application has been pending, JDH and/or its representatives have met with representatives of the Mableton Improvement Coalition ("MIC"), Southwest Austell Neighbors ("SWAN") and area business and property owners. In that regard, this letter will constitute JDH's agreement with the following stipulations which shall become conditions and a part of the grant of the requested rezoning and binding upon the subject property thereafter. The referenced stipulations are as follows, to-wit:

1. The stipulations and conditions set forth herein shall replace and supercede in full any and all prior stipulations and conditions in whatsoever form which are currently in place with respect to the subject property.
2. Rezoning of the subject property shall be from R-20 to NRC specifically with reference to that certain Rezoning Plan, prepared by Development Planning & Engineering, Inc. which was submitted contemporaneously with the Application for Rezoning on May 6, 2009.

VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Planner III
Cobb County Zoning Department
Page 2
June 4, 2009

3. The architectural style, composition and treatment of the buildings shall be consistent with the elevation and photograph being submitted contemporaneously herewith. The composition of the buildings shall be consistent throughout the development and shall consist of a mixture of brick or brick-like materials, EFIS, stacked stone and related materials with stucco-type accents.
4. Entrance signage for the proposed development shall be ground-based, monument style, with finished materials and colors being in substantial conformity to the architectural style and composition as aforementioned. There shall be no roof signs, exterior temporary signs or banners nor shall there be any flashing sign components. Temporary signage announcing the grand opening, signage indicating the coming development and signage relating to leasing opportunities shall be allowed.¹
5. Parking area lighting shall be environmentally sensitive, low level, shoe box luminaries fitted with non-glare lenses and cut-off shields to minimize illumination from penetrating outside the boundaries of the subject property.
6. Security lighting on the rear of the buildings shall be designed to minimize illumination from penetrating outside the boundaries of the subject property.
7. All dumpsters servicing the proposed retail center which are visible from adjacent properties or public rights-of-way shall be enclosed with a minimum 6' high enclosure consistent with the architectural style as aforementioned on three (3) sides with an opaque wooden door on the access side which shall remain in a closed position except when the dumpsters are being emptied. All dumpsters shall have rubber lids to minimize noise. Additionally, all trash cans within the retail center shall be themed to the architectural style and composition as aforementioned.
8. The following otherwise permitted uses under the NRC classification shall be prohibited:
 - a. Video arcades as a primary business.
 - b. Tattoo parlors and body piercing shops.
 - c. Billiard parlors.

¹ Banners shall be allowed to announce grand openings or special sales. In total, no store may display any banner for more than sixty (60) days in any calendar year.

VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Planner III
Cobb County Zoning Department
Page 3
June 4, 2009

- d. Pawn shops or checking cashing establishments.
 - e. Shooting ranges.
 - f. Houses of worship.
 - g. Wholesale establishments which sell only to businesses and not to retail customer.
 - h. Package sale of alcoholic beverages as a primary use; excepting a store specializing in the sale of wine.
 - i. Any business which principally features sexually explicit products or drug-related paraphernalia.
 - j. Any stores which sell guns or knives as a primary business.
 - k. There shall be no outside paging systems, phone bells, or loud speakers; excepting only low-decibel outdoor music systems.
9. The submission of a landscape plan during Plan Review subject to review and approval by the Community Development Agency, including the following:
- a. The formation of a Landscape Oversight Committee consisting of representatives of MIC, SWAN, the developer and a representative of the Community Development Agency who shall be the final arbiter with respect to the resolution of any issues which can not otherwise be resolved.
 - b. The installation of a 20' landscaped buffer along the northern and western property lines adjacent to Bryant Primary and Intermediate School which is located within a residentially zoned area.
 - c. The installation of an 8' landscaped strip along the subject property's frontage on South Gordon Road and Factory Shoals Road.
 - d. Those areas between sections of the subject property reserved for required parking, as well as public rights-of-way, shall be included in the final landscape plan. The landscaping and foliage contained within the parking islands shall consist of both upper and lower vegetative canopies.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Planner III
Cobb County Zoning Department
Page 4
June 4, 2009

- e. All landscaping for the proposed retail center shall be professionally designed, maintained and irrigated. Additionally, said landscaped areas shall be perpetually maintained and any dead or irrevocably diseased vegetation shall be replaced as necessary.
 - f. All landscaped and buffer areas may be penetrated for purpose of access, utilities, and stormwater management, including, but not limited to, detention/retention facilities, drainage facilities, and any and all slopes or other required engineering features.
 - g. All HVAC and/or mechanical systems shall be screened by raising the parapet to the same height of said systems.
10. Compliance with the recommendations from the Cobb County Department of Transportation with respect to traffic/transportation issues. Additionally, compliance with the conclusions and recommendations embodied in that certain Traffic Impact Study prepared by Southeastern Engineering, Inc. (SEI Project #487-09-054) submitted under separate cover on May 27, 2009.²
11. Compliance with the recommendations from the Stormwater Management Division with respect to the location, configuration and methodology of on site detention and water quality ponds, including, the following:
- a. Exercising heighten sensitivity with respect to downstream hydrological conditions.
 - b. An agreement to design and adhere to Best Management Practices and the construction of detention and water quality areas on site with such design and installation based upon a 100-year Stormwater Management design.³
12. Compliance with recommendations from the Cobb County Fire Department as set forth in the Zoning Analysis.

²The Traffic Impact Study Capacity Analysis reflects that all of the intersections within the study area will continue to operate at or better than current Levels of Service. In fact, the intersection of South Gordon Road and Factory Shoals Road is projected to improve in terms of its Level of Service because of the proposed improvements at that intersection as shown on the referenced site plan.

³Due to the fact that detention will be constructed and installed underground, the Stormwater Management Division will be requesting for elevated water quality for the site.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Planner III
Cobb County Zoning Department
Page 5
June 4, 2009

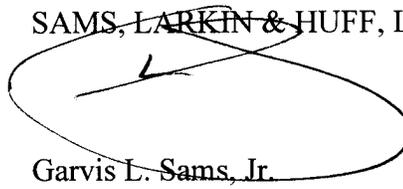
13. Compliance with the recommendations of the Cobb County Water System with respect to the availability and acquisition of water and sewer to service the subject property.
14. Minor modifications to the site plan, landscape plan and architectural elevations/renderings may be approved by the District Commissioner.

The County is provided with a unique opportunity to approve a zoning proposal which is entirely appropriate considered in the context of development in which the subject property is located and in view of the stipulations/conditions to which JDH has agreed. Moreover, with the subject property being located within an area under Cobb County's Future Land Use Map which is denominated as a Neighborhood Activity Center, the property is properly positioned to be entitled for commercial purposes.

Please do not hesitate to call should you or the staff require any further information or documentation prior to the formulation of your Zoning Analysis and staff recommendations. With regards, I am

Very truly yours,

~~SAMS, LARKIN & HUFF, LLP~~

A handwritten signature in black ink, appearing to be "Garvis L. Sams, Jr.", is written over the typed name and company name. The signature is enclosed in a large, hand-drawn oval.

Garvis L. Sams, Jr.
gsams@samslarkinhuff.com

GLSjr/jbmc
Enclosures

cc: Shown on next page.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Planner III
Cobb County Zoning Department
Page 6
June 4, 2009

cc: Members, Cobb County Board of Commissioners – VIA Hand Delivery – w/enclosures
Members, Cobb County Planning Commission – VIA E-Mail w/attachments
Mr. Robert L. Hosack, Jr., AICP, Director – VIA Hand Delivery – w/enclosures
Mr. Mark A. Danneman, Manager – VIA Hand Delivery – w/enclosures
Ms. Karen King, Deputy County Clerk – VIA Hand Delivery – w/enclosures
Ms. Lori Presnell, Deputy County Clerk – VIA Hand Delivery – w/enclosures
Mr. David Breaden, P.E. – VIA E-Mail – w/attachments
Ms. Jane Stricklin, P.E. – VIA E-Mail – w/attachments
Mr. Ben Clopper, President, Mableton Improvement Coalition – VIA E-Mail –
w/attachments
Ms. Clarice Barber-Page, President, SWAN – VIA E-Mail – w/attachment
Mr. Collin Ricks – VIA E-Mail – w/attachments
Mr. Jason Chipps – VIA E-Mail – w/attachments

RECEIVED
JUN 4 2009
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



FOOD LION 35K PROTOTYPE
12/02/08

RECEIVED
JUN 4 2009
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Z-20 (2009) Exhibit "B"
Stipulation letter
Page 8 of 8

Food Lion Prototype

