

#8

(Site Plan Approval and Stipulation Amendments)
Application for "Other Business"
Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

BOC Hearing Date Requested: 04/15/2014

* Applicant: CHICKEN COUP ~~IX~~ RE, LLC. Phone #: 678.852.1483
(applicant's name printed)

Address: 1000 WHITLOCK AVE, STE 320, #285 E-Mail: _____
MARIETTA, GA 30064
DUSTIN MULLS Address: SAME AS APPLICANT
(representative's name, printed)

BY: [Signature] Phone #: 678.852.1483 E-Mail: dustin.mullis@gmail.com
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]
Notary Public

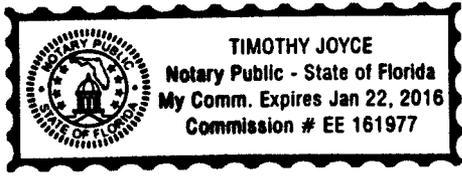


My commission expires: 3-15-17

* Titleholder(s): VILLAGE AT OLD TRACE, LLC. Phone #: 813-933-8122
(property owner's name printed)

Address: 3497 WEST BUSH BLVD E-Mail: MEISTERPAY@GMAIL.COM
TAMPA, FL 33618

BY: [Signature]
(Property owner's signature) SCOTT B. MEISTER



Signed, sealed and delivered in presence of:

[Signature]
Notary Public

My commission expires: 1/22/2016

Commission District: 1 (Goreham) Zoning Case: Z-162 (2003); Z-112 (2004)

Date of Zoning Decision: 11/16/2004 Original Date of Hearing: 11/18/2003
02/17/2004 08/17/2004

Location: 3405 DALLAS HWY. MARIETTA, GA 30064
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 332 District(s): 20

State specifically the need or reason(s) for Other Business: _____
See Exhibit "B" attached hereto and incorporated herein by reference.

*See attached Exhibit "A" for Applicant's and Titleholder's representative.
(List or attach additional information if needed)

COBB COUNTY ZONING DIVISION
2014 MAR 11 PM 3:31
COBB COUNTY GEORGIA

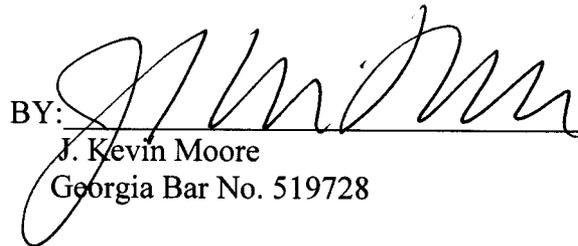
**EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR OTHER BUSINESS
(SITE PLAN APPROVAL AND STIPULATION AMENDMENTS)**

Application Nos.: Z-162 (2003)
Z-112 (2004)
Original Hearing Dates: November 18, 2003
August 17, 2004
Date of Zoning Decisions: February 17, 2004
November 16, 2004
Current Hearing Date: April 15, 2014

Applicant: Chicken Coup IV RE, LLC
Titleholder: Village at Old trace, LLC

Applicant's and Titleholder's Representative:

MOORE INGRAM JOHNSON & STEELE, LLP

BY: 

J. Kevin Moore
Georgia Bar No. 519728

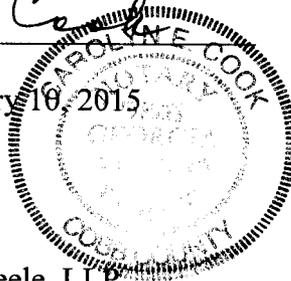
Attorneys for Applicant and Titleholder

Signed, sealed, and delivered in the presence of:



Notary Public
Commission Expires: January 19, 2015

[Notarial Seal]



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Attorneys at Law
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**EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR OTHER BUSINESS
(SITE PLAN APPROVAL AND STIPULATION AMENDMENTS)**

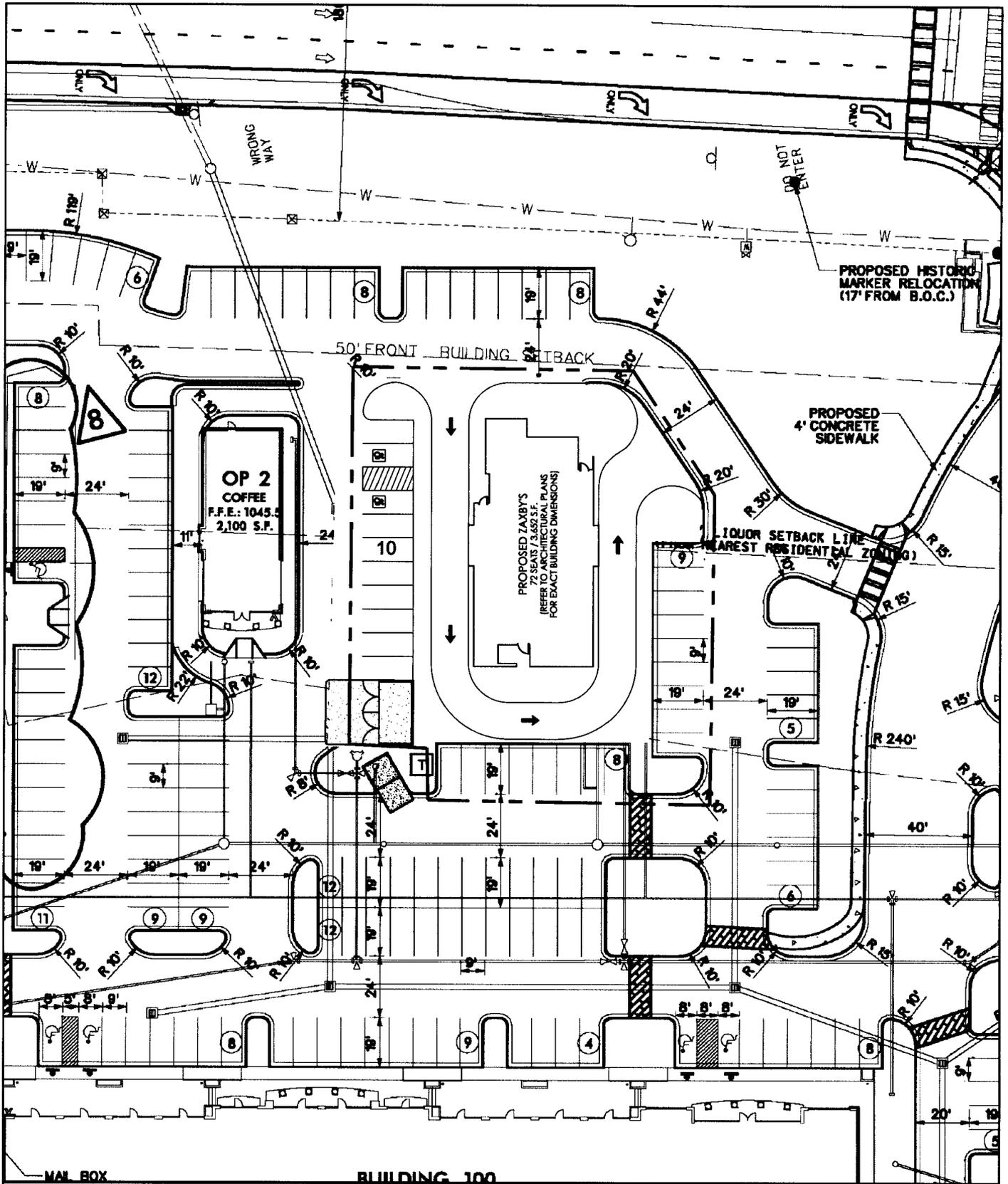
Application Nos.:	Z-162 (2003) Z-112 (2004)
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Current Hearing Date:	April 15, 2014

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

**Applicant: Chicken Coup IV RE, LLC
Titleholder: Village at Old Trace, LLC**

Applicant requests approval of a Concept Plan and amendments to certain stipulations contained within the final minutes of the Board of Commissioners Zoning Hearing held on November 16, 2004, to allow for the construction and operation of a Zaxby's Restaurant, with drive-thru, with business operating hours beginning at 6:00 a.m. The proposed Concept Plan is attached hereto as Exhibit "1" and incorporated herein by reference.

Unless otherwise specifically set forth herein, the balance and remainder of the stipulations and conditions enumerated in the official minutes, and attachments thereto, of the Board of Commissioners Zoning Hearing held on November 16, 2004, in Application No. Z-162 (2003) and Z-112 (2004), are unaltered or unchanged by this request for stipulation amendment.



Carter Engineering Consultants, Inc.
 1551 Jennings Mill Rd
 Building 500, Suite B
 Bogart, GA 30622
 P: 706.559.7430
 F: 706.559.7435
 www.carterengineering.net



CONCEPT PLAN
 3405 DALLAS HWY
 DATE: 12.13.13, SCALE: 1"=50'

Exhibit "1"

**CONCEPT PLAN FOR PROPOSED
ZAXBY'S RESTAURANT, WITH DRIVE-
THRU WINDOW, PRESENTED FOR
APPROVAL BY THE BOARD OF
COMMISSIONERS PURSUANT TO
APPLICATION FOR "OTHER BUSINESS" –
APRIL 15, 2014
(Represents Portion of
Overall Development)**

**OVERALL SITE PLAN APPROVED BY
BOARD OF COMMISSIONERS PURSUANT
TO Z-162 (2003) AND Z-112 (2004) –
NOVEMBER 16, 2004**

**OFFICIAL MINUTES OF COBB COUNTY
BOARD OF COMMISSIONERS ZONING
HEARING AS TO APPLICATION FOR
REZONING Z-162 (2003) –
FEBRUARY 17, 2004**

MINUTES OF ZONING HEARING
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Z-180^{'03} **PIEDMONT PROPERTIES, INC. (Continued)**

MOTION: Motion by W. Thompson, second by Olens, to continue rezoning request until the March 16, 2004 Board of Commissioners zoning hearing.

VOTE: **ADOPTED** unanimously

Z-7 **DANIEL F. WALL** for Rezoning from **R-20** to **NRC** for the purpose of a Carwash in Land Lots 31 and 42 of the 17th District. Located on the east side of Floyd Road, north of Nickajack Road.

Commissioner W. Thompson informed the Board that the Applicant and the Nickajack Improvement Coalition had agreed to a continuance of this rezoning request. There was no opposition present. Therefore, the following motion was made:

MOTION: Motion by W. Thompson, second by Olens, to continue rezoning request until the March 16, 2004 Board of Commissioners zoning hearing.

VOTE: **ADOPTED** unanimously

CONTINUED CASES:

Z-162^{'03} **OLYMPIA DEVELOPMENT GROUP, INC.** (Mildred V. Veitch and Hugh A. Davenport, owners) for Rezoning from **R-20** to **CRC** for the purpose of Office and Retail in Land Lot 332 of the 20th District. Located at the southwest intersection of Dallas Highway and Kennesaw View Road.

The public hearing was opened and Mr. Parks Huff, Ms. Mildred Veitch, Mr. Hugh Davenport, Mr. Sam Alvis, Mr. Phil Finkle and Mr. Wes Staggs addressed the Board. Following presentations and discussion, the following motion was made:

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Z-162^{'03} OLYMPIA DEVELOPMENT GROUP, INC. (Continued)

MOTION: Motion by Goreham, second by Olens, to delete rezoning request to the LRO zoning district subject to:

- provision for inter-parcel access for potential future development to the west of this property
- 50-foot stream buffers to be left intact
- at the expense of the applicant/owner/developer, a pre-development hydrology study to be performed on the lake owned by the Dicksons and submitted at Plan Review; and a post-development hydrology study, along with an agreement for remedial measures if necessary, to be submitted to Staff and the Dicksons prior to issuance of the final Certificate of Occupancy
- buffer along the south property line to remain undisturbed during construction *except for required utility access*
- Mr. Sam Alvis, or his designee, to represent area residents in review of exterior landscape and design
- ground-based signage
- no flashing lights, no reader boards, no window posters and no exterior panel signs
- street sidewalks to connect with interior development pedestrian walkways
- wood fence along southern property line meandering through buffer to preserve landscaping
- dumpster service between 8:00 a.m. to 5:00 p.m.
- no exterior music or speakers
- building colors and general landscaping similar to The Avenues of West Cobb development
- parking lot landscaping in compliance with the ordinance
- if the project is not underway (i.e. driveways, curbs and gutters) eighteen (18) months from the date of final approval by the Board of Commissioners, the property will revert to the previous zoning district
- maximum two-story buildings
- strict enforcement of noise ordinance at 11:00 p.m.

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Z-162⁰³ OLYMPIA DEVELOPMENT GROUP, INC. (Continued)

- exterior lights to be a mix of down-facing box-style street lights and pedestrian-style decorative lights, with lighting plan to be approved by the District Commissioner
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb 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

VOTE: ADOPTED 3-2, Lee and W. Thompson opposed

Following the vote on Z-162⁰³, a brief recess was taken from 10:30 a.m. to 10:45 a.m.

Z-156⁰³ TRATON CORP. OF COBB, INC. (Cornerstone Investment Company, owner) for Rezoning from MHP to RA-5 for the purpose of a Subdivision in Land Lots 394 and 404 of the 18th District. Located on the southeast side of Queen Mill Road, and on the east side of Hunnicutt Road.

The public hearing was opened and Mr. Kevin Moore addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by W. Thompson, second by Lee, to delete rezoning request to the R-15 OSC zoning district **subject to:**

- maximum 86 lots
- revision to site plan to delete Lots 71, 72, and 73 (as depicted on site plan dated February 13, 2004), which lots shall be added to greenspace, with District Commissioner to approve final site plan (copy of site plan attached and made a part of these minutes *for reference only*)
- letter of agreeable stipulations from Mr. Kevin Moore dated February 17, 2004, *not otherwise in conflict* (copy attached and made a part of these minutes)

**OFFICIAL MINUTES OF COBB COUNTY
BOARD OF COMMISSIONERS ZONING
HEARING FOR
Z-162 (2003) AND Z-112 (2004) –
NOVEMBER 16, 2004**

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Following the vote on Z-42, a brief recess was taken from 10:35a.m. to 10:45 a.m.

OTHER BUSINESS AND HELD CASE:

Other Business Item #1 [Z-162 (Olympia Development Group, Inc.) of November 18, 2003] and Z-112 are companion cases; therefore, the request for settlement of litigation and application for rezoning were heard simultaneously.

ITEM #1

To consider a Settlement of Litigation proposal for Progressive Development Services, Inc. regarding Z-162 (Olympia Development Group, Inc.) of November 18, 2003, for rezoning from LRO to NRC and LRO for a restaurant and offices, for property located at the southwest intersection of Dallas Highway and Kennesaw View Road in Land Lot 332 of the 20th District.

Z-112 PROGRESSIVE DEVELOPMENT SERVICES, LLC (William Paul Hill, et al., owners) for Rezoning from R-20 to RA-5 and NRC for the purpose of a Subdivision, Retail, Office and Restaurants in Land Lot 332 of the 20th District. Located at the southeast intersection of Dallas Highway and Old Trace Road.

The public hearing was opened and Mr. John Moore, and Mr. Sam Alvis addressed the Board. Following presentations and discussion, the following motion was made:

MOTION AS TO OTHER BUSINESS ITEM #1 [Z-162 (Olympia Development Group, Inc.) of November 18, 2003] AND Z-112: Motion by Goreham, second by Lee, to **delete** rezoning request to the NRC, LRO and R-30 zoning districts **subject to:**

- **letter of agreeable stipulations from Mr. John Moore dated November 10, 2004, *not otherwise in conflict*, [copy attached and made a part of these minutes]; AND letter of agreeable stipulations from Mr. Phil Finkle dated November 12, 2004, *not otherwise in conflict*; the stipulations of both letters being combined by Commissioner Goreham to read as follows:**

OTHER BUSINESS #1 [Z-162 (Olympia Development Group, Inc.) of November 18, 2003] AND Z-112: (Continued)

GENERAL STIPULATIONS
APPLICABLE TO ALL CATEGORIES

- 1) Minor modifications to the referenced Zoning Plan, including, but not limited to, site layout and Stormwater control measures may be approved by the District Commissioner, as needed or necessary.
 - 2) The detention areas shall be fenced with black, vinyl-clad chain-link fencing and landscaped for purposes of visual screening.
 - 3) All utilities for the proposed overall development shall be located underground.
 - 4) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.
 - 5) Applicant agrees to comply with all Cobb County Development Standards and Ordinances relating to project improvements, except as approved by the Board of Commissioners or by the Department of Transportation or Community Development Agency, as their authority may allow.
 - 6) All buffer areas may be penetrated for purposes 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 of the foregoing. After any said penetration of the buffer, Applicant must restore the area back to the natural pre-penetrating setting.
 - 7) Applicant agrees to divert through its stormwater system approximately fifty (50) percent of the stormwater volume from the Dan Post development located westerly of the Subject Property. Applicant further agrees to employ use of concrete piping as part of this diversion to the Subject Property's detention facility.
 - 8) Applicant to be bound by those certain recommendations as contained in a report entitled "Hydrology Study for The Village at Old Trace" prepared by Center Point Engineering and dated November 9, 2004, a copy of which has been submitted to the Cobb County Stormwater Management Division.
-

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OTHER BUSINESS #1 [Z-162 (Olympia Development Group, Inc.) of November 18, 2003] AND Z-112: (Continued)

- 9) Entrance signage for the proposed overall development shall be ground based, monument style signage, with the finish, materials, and color being in substantial conformity to the rendering presented to the Cobb County Board of Commissioners at its Zoning Hearing. Such signage shall be in a style compatible with that at the entrance to The Avenue West Cobb. Such signage shall contain no flashing sign components. There shall be no roof signs and no exterior, temporary signs; excepting only grand opening signage, leasing signage, and signage indicating the coming development.
- 10) There shall be no tenant vehicles or vehicles of any type parked in front of the proposed overall development containing tenant identification signage or advertising signage. This provision shall be contained within any lease between Applicant and any prospective tenant, and Applicant agrees to enforce these provisions against any tenant which violates the foregoing. Additionally, there shall be no vehicles parked in front of the proposed retail center with a "for sale signs" posted thereon.
- 11) Any roof-mounted HVAC equipment shall be screened from the frontage and rear view by means of a continuous roof parapets.
- 12) Access to the proposed overall development shall be as shown and reflected on the referenced revised Zoning Plan.
- 13) Applicant agrees to the construction and erection of a wooden privacy fence eight (8) feet in height along the entire boundary between the Subject Property and the property of John H. and Marlene Dickson. Said fence shall be constructed so that the finished side of the boards face the Dickson property.
- 14) There shall be no access to Old Trace Road and Kennesaw View Road for the retail/office portions of the proposed overall development as shown and reflected on the referenced, revised Zoning Plan; unless and except, as required by a governmental agency having jurisdiction thereof, e.g., fire marshal or Georgia Department of Transportation.

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OTHER BUSINESS #1 [Z-162 (Olympia Development Group, Inc.) of November 18, 2003] AND Z-112: (Continued)

- 15) Applicant agrees the overall site shall be designated to minimize grading as much as possible.
 - 16) Applicant agrees to use polymer acrylamide surface applied flocculates (Georgia Soil and Erosion Control Manual symbol "Pm") during the construction process to reduce sediment discharge from the site.
 - 17) Applicant agrees the site shall be designed in accordance with Cobb County minimum parking standards of five (5) parking spaces per one thousand square feet of retail space; ten (10) parking spaces per one thousand square feet of restaurant space; and 3.5 parking spaces per one thousand feet of office space.
 - 18) Applicant agrees that the site shall be developed using a phased construction plan. Prior to beginning the vertical construction of buildings, the concrete curb and pavement areas shall be covered with six (6) inches of paving base stone and landscaping finalized or temporary landscaping control measures in place. All construction must be underway no later than twenty-four (24) months after the start of project work and construction is to be defined as curb and gutter for the interior streets.
 - 19) Applicant agrees to a pre-development and post-development lake study on Mr. Dickson's lake. The study shall be performed by a Georgia licensed, professional engineering firm with experience in performing these studies.
 - 20) Applicant agrees to the development of a temporary sediment control plan to be developed in conjunction with the Stormwater Management Division utilizing additional sediment control devices during the construction process.
 - 21) Applicant agrees to employ a Georgia licensed professional engineering firm to review the initial design, installation oversight, and monitoring of stormwater control measures during the construction process.
 - 22) Applicant agrees to provide a bio-swale base stormwater retention pond. The pond will utilize an approximate three-fourths acre existing natural earth swale to contain the storm effluent. Applicant will utilize best management practices to protect the trees and natural vegetation that currently exist in the swale during pond installation.
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OTHER BUSINESS #1 [Z-162 (Olympia Development Group, Inc.) of November 18, 2003] AND Z-112: (Continued)

- 23) There shall be interparcel access between the LRO and NRC portions of the proposed development, as shown and reflected on the referenced revised Zoning Plan.
- 24) There shall be no cell towers and no satellite dishes greater than twenty-four (24) inches in diameter.
- 25) There shall be no antennae or towers which exceed eight (8) feet above the gutter line on any retail building or that exceed the top of the roof line of any office building.
- 26) There shall be no outside vending machines, flyer boxes, or the like, located within the proposed overall development.
- 27) Applicant agrees the proposed retail/office development may only be open for business to the public during the following hours:

Retail:

- The retail square footage shall be allowed to operate between the hours of 8:00 a.m. to 10:00 p.m.;

Restaurants:

- Any restaurant shall be allowed to operate between the hours of 8:00 a.m. to 10:00 p.m. Sunday through Thursday;
- Any restaurant shall be allowed to operate between the hours of 8:00 a.m. and 11:00 p.m. Friday and Saturday.
- Coffee shop shall be allowed to operate between the hours of 6:00 a.m. to 10:00 p.m. Sunday through Thursday;
- Coffee shop shall be allowed to operate between the hours of 6:00 a.m. and 11:00 p.m. Friday and Saturday.

- 28) Deliveries to the proposed overall development shall take place Monday through Saturday from 8:00 a.m. to 7:00 p.m.
- 29) Parking lot cleaning mechanical equipment shall be restricted to hours Monday through Friday from 8:00 a.m. to 7:00 p.m.

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OTHER BUSINESS #1 [Z-162 (Olympia Development Group, Inc.) of November 18, 2003] AND Z-112: (Continued)

- 30) The following uses shall be prohibited from the proposed center:
- a) Automotive sales, repair, and/or service facilities;
 - b) Movie theaters;
 - c) Amplified live outdoor entertainment;
 - d) Gas station;
 - e) Recycling collections center;
 - f) Nursery schools;
 - g) Nude dance clubs;
 - h) Tattoo or piercing parlors; and
 - i) Convenience stores.
- 31) There shall be no outside audio systems allowed. This shall include but not be limited to music, pagers, phones and overhead speakers. The only exception may be that of public and employee safety and coffee shop intercom for drive-thru. Said systems shall not be heard in any residential areas.
- 32) After business hours, development site lighting shall be reduced to no more than twenty (20) percent of operational lighting.
- 33) Applicant agrees that there shall be no outside storage facilities as such term is used and defined in the Cobb County Zoning Ordinance.
- 34) There shall be no more than two (2) sit-down type restaurants and one coffee shop.
- 35) Exterior lighting within the project shall be determined by the development of a photometric plan coordinated with Cobb County staff as designated by the District Commissioner. Applicant shall work with the Staff and a representative of adjacent properties to develop a lighting plan to minimize the spillage of excess light onto adjacent residential properties. The lighting plan shall include the use of the following devices as necessary: timers on nonessential security lights to turn off at 10:00 p.m. and baffles on security lights. No flood lights shall be installed on the rear of the buildings and all exterior lights on the side and rear of the buildings shall be on timers with

**MINUTES OF ZONING HEARING
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OTHER BUSINESS #1 [Z-162 (Olympia Development Group, Inc.) of November 18, 2003] AND Z-112: (Continued)

appropriate ground-aimed shields to prevent light being diffused over the property. Should there be any disagreement over the lighting in its environmental sensitivity; County Staff shall decide said issue.

- 36) Notwithstanding the hydrological study, Applicant shall provide a letter of indemnification to the owners of Dickson Lake prior to the start of construction. Said letter shall indemnify the owners from cost of making any changes to the dams or dam structures, necessitated, as a direct result of the upstream development by the Applicant.
- 37) Prior to beginning construction Applicant shall post an Erosion and Sedimentation Control Performance Bond relevant to Dickson Lake in the amount of \$25,000 bound unto Cobb County.

STIPULATIONS APPLICABLE TO THE NRC CATEGORY

- 1) A portion of the Subject Property, consisting of approximately 8.69 acres (hereinafter the "Retail Property"), shall be developed pursuant to the NRC zoning category, site plan specific to the revised Zoning Plan prepared for Progressive Development Services, LLC by Center Point Engineering dated November 8, 2004, submitted contemporaneously herewith. The Retail Property is identified as Parcel "C" on the referenced revised Zoning Plan. [Copy attached and made a part of these minutes]
- 2) The Retail Property shall be developed for a retail shopping area, including restaurant sites. This portion of the property shall be limited to two (2) sit-down restaurants and a coffee shop, as shown and reflected on the referenced revised Zoning Plan.
- 3) The retail space proposed within the proposed retail center shall be approximately 59,400 square feet.

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OTHER BUSINESS #1 [Z-162 (Olympia Development Group, Inc.) of November 18, 2003] AND Z-112: (Continued)

- 4) The structures within the proposed retail center shall consist of brick, stone, and related materials with stucco-type accents on the front and sides with block in the rear painted in a color to complement the front and shall be in substantial conformity with The Avenue West Cobb and the renderings presented to the Cobb County Board of Commissioners at its Zoning Hearing.
- 5) All structures erected on out parcels within the proposed retail center shall be architecturally compatible with the main center.
- 6) Lighting within the proposed retail center shall be of a style and design that reflects a residential or more traditional appearance. The District Commissioner shall review and approval of the pole lighting style.
- 7) Lighting fixtures for parking areas shall be environmentally sensitive, shoe-box style and shall be fitted with non-glare lenses and cut off shields to prevent light from extending beyond the property line.
- 8) Security lighting on the structures shall be wall packs, hooded, environmentally sensitive and shall be fitted with non-glare lenses and cut off shields to prevent light from extending beyond the property line.
- 9) All dumpsters servicing the proposed retail center shall be enclosed with a minimum six (6) foot high brick enclosure on three (3) sides with a solid screen gate on the access side. All dumpsters shall contain rubber lids to minimize noise. Dumpsters shall be emptied Monday through Saturday from 8:00 a.m. to 7:00 p.m. and Sunday from 2:00 p.m. to 7:00 p.m.
- 10) The District Commissioner shall have final review of plans for the proposed retail center, including architectural, landscaping, and signage design.
- 11) Applicant agrees that a drive-through window may be allowed on the out parcel located on the center front of the proposed retail center so long as the business located on the site is a coffee shop or coffee business only, as more particularly shown and reflected on the referenced revised Zoning Plan. No other use for the out parcel site shall be permitted a drive-through window.

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OTHER BUSINESS #1 [Z-162 (Olympia Development Group, Inc.) of November 18, 2003] AND Z-112: (Continued)

- 12) There shall be zero (0) setbacks between the proposed NRC zoned property and the proposed zoned Low-Rise Office ("LRO") property and the proposed zoned R-30 property.
- 13) Applicant agrees to a tree preservation and seating area located within the Subject Property as more particularly shown and reflected on the referenced revised Zoning Plan, which area shall have pedestrian access and shall preserve three (3) large oak trees located therein. Further, seating shall be provided for patrons of the proposed retail center. The historical marker currently located on the Property shall be relocated to this site.
- 14) Applicant agrees to construct a sidewalk into the proposed retail center from the traffic light at the intersection of Dallas Highway and Bob Cox Road, as more particularly shown and reflected on the referenced revised Zoning Plan.
- 15) All exhausts from restaurant facilities shall be filtered to minimize grease and odors. Such filtering shall use multi-stage filtering, subject to approval by Community Development.

STIPULATIONS APPLICABLE TO THE LRO CATEGORY

- 1) A portion of the Subject Property, consisting of approximately 3.63 acres (hereinafter the "Office Property"), shall be developed pursuant to the LRO zoning category, site plan specific to the revised Zoning Plan prepared for Progressive Development Services, LLC by Center Point Engineering dated November 8, 2004, submitted contemporaneously herewith. The Office Property is identified as Parcels "B" and "D" on the referenced revised Zoning Plan.
- 2) Buildings within the proposed office center shall be a maximum of two (2) stories in height.
- 3) The exterior of the proposed office buildings shall be brick, stone, stucco, or combinations thereof, and shall be traditional in style and architecture and shall be architecturally compatible with the Retail Property. The District Commissioner shall have final approval of architectural design.

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OTHER BUSINESS #1 [Z-162 (Olympia Development Group, Inc.) of November 18, 2003] AND Z-112: (Continued)

- 4) Applicant agrees the exterior lighting for the proposed center shall be a mix of down-facing, box-style street lights and pedestrian-style lights, with the final lighting plan to be approved by the District Commissioner.
- 5) All dumpsters servicing the proposed office center shall be enclosed with a minimum six (6) foot high brick enclosure on three sides with a solid screen gate on the access side. All dumpsters shall contain rubber lids to minimize noise. Dumpsters shall be emptied Monday through Saturday from 8:00 a.m. to 7:00 p.m. and Sunday from 2:00 p.m. to 7:00 p.m.
- 6) Applicant agrees there shall be no exterior music or speakers within the proposed center; and further agrees to strict enforcement of the noise ordinance at 11:00 p.m.
- 7) There shall be a natural and enhanced buffer twenty-five (25) feet in width located along the Subject Property's frontage with Old Trace Road within this zoning district. Enhancement shall include the planting of mature trees, as necessary to provide visual insulation to the roadway. The enhancement of this buffer shall be approved by the Cobb County Arborist staff during the plan review process.
- 8) There shall be a natural and enhanced buffer twenty-five (25) feet in width located along the Subject Property's frontage with Kennesaw View Drive within this zoning district. Enhancement shall include the planting of mature trees, as necessary to provide visual insulation to the roadway. The enhancement of this buffer shall be approved by the Cobb County Arborist staff during the plan review process.
- 9) All structures erected on out parcels within the proposed Office Property shall be architecturally compatible with the main office buildings.
- 10) Lighting shall be consistent with that used in the retail center.

OTHER BUSINESS #1 [Z-162 (Olympia Development Group, Inc.) of November 18, 2003] AND Z-112: (Continued)

STIPULATIONS APPLICABLE TO THE R-30 CATEGORY

- 1) A portion of the Subject Property, consisting of approximately 5.63 acres (hereinafter the "Residential Property"), shall be developed pursuant to the R-30 zoning category, pursuant to the revised Zoning Plan prepared for Progressive Development Services, LLC by Center Point Engineering dated November 8, 2004, submitted contemporaneously herewith. The Residential Property is identified as Parcel "A" on the referenced revised Zoning Plan.
- 2) Residences to be constructed on the Residential Property shall be traditional in styling and shall have a minimum of 2,800 square feet of heated and cooled living space.
- 3) Additionally, the front facades of the residences shall be brick, stone, stacked stone, stucco-type, cedar shake-type shingles, or combinations thereof.
- 4) All front, rear, and side yards of the residences to be constructed on the Residential Property shall be sodded.
- 5) Applicant shall use common driveways for each two or more residences as much as possible to ease traffic flow on Old Trace Road.
- 6) Applicant agrees to the creation of a mandatory homeowners association as to the proposed residential development consistent with up-scale communities within the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance around the detention and of all common areas contained within the proposed Residential Property.
- 7) Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of protective covenants which will contain covenants, rules, and regulations applicable to the proposed community.
- 8) Any signage for the Residential Property shall be ground-based, monument style signage and will be heavily and professionally landscaped.
- 9) Applicant agrees to grade only for driveways, sidewalks, building pads, and front, side, and rear yards.

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
NOVEMBER 16, 2004
PAGE 22

OTHER BUSINESS #1 [Z-162 (Olympia Development Group, Inc.) of November 18, 2003] AND Z-112: (Continued)

10) There shall be an Architectural Review Committee with a representative from the Old Trace area and PLAN (People Looking After Neighborhoods) who shall have one vote; one representative of the developer and one representative from County Staff, who shall each have one vote. Final review for landscape and architecture comes back to the District Commission for final approval.

- pre- and post- hydrology tests on Old Trace Lake and Dickson Lake, with permission of the owners, with final reports provided to the Old Trace Homeowners and John H. and Marlene Dickson
- Historic Preservation comments and recommendations
- revised Stormwater Management Division comments and recommendations
- revised Cobb DOT comments and recommendations, *to include conversion of the intersection at Bob Cox Road from a three-way to a four-way light at the developers expense*
- 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

VOTE: ADOPTED unanimously

Clerk's Note: Community Development staff was directed to review the Smog-Hog Kitchen Emission Control System for commercial odor control and consider implementation as part of County requirements.

REGULAR CASES --- NEW BUSINESS:

Z-116 B. F. SAUL REAL ESTATE INVESTMENT TRUST for Rezoning from OI to RRC for the purpose of Low-Rise, Mid-Rise and High-Rise Condominiums in Land Lots 850, 876, 877, 878, 916 and 917 of the 17th District. Located at the northwest intersection of Circle 75 Parkway and Windy Ridge Parkway, the northwest intersection of Circle 75 Parkway and Herodian Way and on the south side of Herodian Way. (Continued by Staff from the August 3, 2004 Planning Commission hearing; therefore was not considered at this hearing)

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
192 ANDERSON STREET

MARIETTA, GEORGIA 30060

WWW.MIJS.COM

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MATTHEW J. HOWARD
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KEVIN B. CARLOCK†
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J. KEVIN MOORE
RODNEY R. MCCOLLOCH
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NICHOLAS J. PETERSON*
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DAVID A. COX

ELIZABETH ANN GUERRANT
JAMES D. WALKER III
CHRISTOPHER D. GUNNELS*
CHRISTOPHER L. MOORE

OF COUNSEL:
MICHELLE S. DAVENPORT
JOHN L. SKELTON, JR.

† ALSO ADMITTED IN TN
* ALSO ADMITTED IN FL
** ALSO ADMITTED IN SC
* ALSO ADMITTED IN NC
* ADMITTED ONLY IN TN

WRITER'S DIRECT
DIAL NUMBER

November 10, 2004

Mr. John P. Pederson
Planner III
Zoning Division
Cobb County Community Development Agency
Suite 300, 191 Lawrence Street
Marietta, Georgia 30060-1661

Hand Delivered

OB#1 (Z-162 of
Min. Bk. 31 Petition No. 11/8/03 + Z-112
Doc. Type Letter of agreeable
stipulation not in conflict w/ minutes
Meeting Date 11/16/04

RE: A. Application for Rezoning

Application No.: Z-112 (2004)
Applicant: Progressive Development
Services, LLC
Owners: William Paul Hill; Thomas
Pittman; and the Estate of
Garvis L. Sams, Sr.
Property: 12.13 acres located at the
southerly side of Dallas
Highway, south of the inter-
section with Bob Cox Road;
Land Lot 332, 20th District,
2nd Section, Cobb County, Georgia

B. Settlement of Litigation

Application for Rezoning No. Z-162 (2003)
Owners: Hugh A. Davenport and
Mildred V. Veitch
Property: 5.82 acres located at the
southwest intersection of Dallas
Highway (State Route 120) and
Kennesaw View Road; Land Lot 332,
20th District 2nd Section,
Cobb County, Georgia

Olympia Development Group, Inc.; Mildred V.
Veitch; and Hugh A. Davenport v. Cobb County,
Georgia; et al.

Civil Action, File Number: 04-1-2028-34
Superior Court of Cobb County

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Dear John:

As you know, the undersigned and this firm represent Progressive Development Services, LLC, who is the Applicant in Application for Rezoning No. Z-112 (2004) pending for hearing before the Cobb County Board of Commissioners at its Zoning Hearing on November 16, 2004. Further, Progressive Development Services, LLC (hereinafter collectively referred to as "Applicant") now has the property which was the subject matter of Application for Rezoning No. Z-162 (2003) and the subsequent zoning appeal, both as more particularly referenced above under contract. Additionally, we represent the Property Owners in Application for Rezoning No. Z-112 (2004), same being William Paul Hill; Thomas Pittman; and the Estate of Garvis L. Sams, Sr., as well as the Property Owners in Application for Rezoning No. Z-162 (2003) and the subsequent appeal, Mildred V. Veitch and Hugh A. Davenport (all Property Owners being hereinafter collectively referred to as "Owners"), with respect to the entirety of the property, being 17.95 acres, more or less, located on the southerly side of Dallas Highway, south of the intersection with Bob Cox Road, Land Lot 332, 20th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property").

After additional meetings with planning and zoning staff and various departmental representatives, continuing discussions and meetings with area homeowner groups and homeowner representatives, and reviewing the staff comments and recommendations and the uses of surrounding properties, we have been authorized by the Applicant and the Owners to submit this combined letter of revised agreeable stipulations and conditions and settlement of the pending zoning appeal, which, if the Application for Rezoning and settlement of litigation are approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. This letter shall supersede and replace in full those certain letters of agreeable stipulations and conditions dated and filed July 28, 2004, and August 11, 2004, as well as the settlement of litigation letter dated and filed September 23, 2004. The referenced, revised stipulations applicable to the entirety of the Subject Property are as follows:

MOORE INGRAM JOHNSON & STEELE

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- (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 shall be from the existing zoning categories of R-20 and Low Rise Office to the proposed zoning categories of R-30, Neighborhood Retail Commercial ("NRC"), and Low Rise Office ("LRO"), site plan specific to that certain revised Zoning Plan prepared for Progressive Development Services, LLC by Center Point Engineering dated November 8, 2004, submitted herewith, a reduced copy of which is attached hereto.
- (3) By this letter of agreeable stipulations and conditions, Applicant amends its Application for Rezoning to include the revised Zoning Plan hereinabove set forth, same being prepared for Progressive Development Services, LLC, by Center Point Engineering dated November 8, 2004, submitted contemporaneously herewith.

GENERAL STIPULATIONS APPLICABLE TO ALL CATEGORIES

- (1) Minor modifications to the referenced Zoning Plan, including, but not limited to, site layout and stormwater control measures may be approved by the District Commissioner, as needed or necessary.
- (2) The detention areas shall be fenced with black, vinyl-clad chain-link fencing and landscaped for purposes of visual screening.
- (3) All utilities for the proposed overall development shall be located underground.
- (4) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.

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- (5) Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements, except as approved by the Board of Commissioners or by the Department of Transportation or Community Development Agency, as their authority may allow.
- (6) All buffer areas may be penetrated for purposes 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 of the foregoing.
- (7) Applicant agrees to divert through its stormwater system approximately fifty (50) percent of the stormwater volume from the Dan Post development located westerly of the Subject Property. Applicant further agrees that it will employ use of concrete piping as part of this diversion to the Subject Property's detention facility.
- (8) Applicant agrees to be bound by those certain recommendations as contained in a report entitled "Hydrology Study for The Village at Old Trace" prepared by Center Point Engineering and dated November 9, 2004, a copy of which has been submitted to the Cobb County Stormwater Management Division.
- (9) Entrance signage for the proposed overall development shall be ground based, monument style signage, with the finish, materials, and color being in substantial conformity to the rendering presented to the Cobb County Board of Commissioners at its Zoning Hearing. Such signage shall contain no flashing sign components. There shall be no roof signs and no exterior, temporary signs; excepting only grand opening signage, leasing signage, and signage indicating the coming development.
- (10) There shall be no tenant vehicles or vehicles of any type parked in front of the proposed overall development containing tenant identification signage or advertising

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signage. This provision shall be contained within any lease between Applicant and any prospective tenant, and Applicant agrees to enforce these provisions against any tenant which violates the foregoing. Additionally, there shall be no vehicles parked in front of the proposed retail center with "for sale" signs posted thereon.

- (11) Any roof-mounted HVAC equipment shall be screened from the frontage view by means of a continuous roof parapet.
- (12) Access to the proposed overall development shall be as shown and reflected on the referenced revised Zoning Plan.
- (13) Applicant agrees to the construction and erection of a wooden privacy fence eight (8) feet in height along the entire boundary between the Subject Property and the property of John H. and Marlene Dickson.
- (14) There shall be no access to Old Trace Road for the retail/office portions of the proposed overall development as shown and reflected on the referenced, revised Zoning Plan; unless and except, as required by a governmental agency having jurisdiction thereof, e.g., fire marshal or Georgia Department of Transportation.
- (15) Applicant agrees the overall site shall be designed to minimize grading as much as possible.
- (16) Applicant agrees to use polymer acrylamide surface applied flocculates (Georgia Soil and Erosion Control Manual symbol "Pm") during the construction process to reduce sediment discharge from the site.
- (17) Applicant agrees the site shall be designed in accordance with Cobb County minimum parking standards of five (5) parking spaces per one thousand square feet of retail space; ten (10) parking spaces per one thousand square feet of restaurant space; and 3.5 parking spaces per one thousand feet of office space.

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- (18) Applicant agrees that the site shall be developed using a phased construction plan. Prior to beginning the vertical construction of buildings, the concrete curb and pavement areas shall be covered with six (6) inches of paving base stone and landscaping finalized or temporary landscaping control measures in place.
- (19) Applicant agrees to a pre-development and post-development lake study on Mr. Dickson's lake. The study shall be performed by a Georgia licensed, professional engineering firm with experience in performing these studies.
- (20) Applicant agrees to the development of a temporary sediment control plan to be developed in conjunction with the Stormwater Management Division utilizing additional sediment control devices during the construction process.
- (21) Applicant agrees to employ a Georgia licensed professional engineering firm to review the initial design, installation oversight, and monitoring of stormwater control measures during the construction process.
- (22) Applicant agrees to provide a bio-swale based stormwater retention pond. The pond will utilize an approximate three-fourths acre existing natural earth swale to contain the storm effluent. Applicant will utilize best management practices to protect the trees and natural vegetation that currently exist in the swale during pond installation.
- (23) There shall be interparcel access between the LRO and NRC portions of the proposed development, as shown and reflected on the referenced revised Zoning Plan.
- (24) There shall be no cell towers and no satellite dishes greater than twenty-four (24) inches in diameter.

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- (25) There shall be no antennae or towers which exceed eight (8) feet above the gutter line on any retail building or that exceed the top of the roof line of any office building.
- (26) There shall be no outside vending machines, flyer boxes, or the like, located within the proposed overall development.
- (27) Applicant agrees the proposed retail/office development may only be open for business to the public during the following hours:

Retail:

The retail square footage shall be allowed to operate between the hours of 7:00 a.m. to 11:00 p.m.;

Restaurants:

Any restaurant shall be allowed to operate between the hours of 6:00 a.m. to 11:00 p.m. Sunday through Thursday;

Any restaurant shall be allowed to operate between the hours of 6:00 a.m. and 12:00 a.m. Friday and Saturday.

- (28) Deliveries to the proposed overall development shall take place Monday through Saturday from 7:00 a.m. to 10:00 p.m. and Sunday from 11:00 a.m. to 9:00 p.m.
- (29) Parking lot cleaning mechanical equipment shall be restricted to hours Monday through Saturday from 6:00 a.m. to 10:00 p.m. and Sunday from 11:00 a.m. to 9:00 p.m.
- (30) The following uses shall be prohibited from the proposed center:
 - (a) Video arcades as a primary use;

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- (b) Adult-themed bookstores as a primary use;
 - (c) Automotive sales, repair, and/or service facilities;
 - (d) Movie theaters;
 - (e) Amplified live outdoor entertainment;
 - (f) Packaged sale of alcoholic beverages as a primary use; excepting a specialty store specializing in the sale of wine;
 - (g) Gas station;
 - (h) Recycling collections center;
 - (i) Nursery schools;
 - (j) Nude dance clubs;
 - (k) Tattoo or piercing parlors; and
 - (l) Convenience stores.
- (31) There shall be no outside paging systems, phone bells, or loudspeakers; excepting only low decibel outdoor music systems and coffee shop intercom for drive-thru.
- (32) After business hours, development site lighting shall be reduced to no more than twenty (20) percent of operational lighting.
- (33) Applicant agrees that there shall be no outside storage facilities as such term is used and defined in the Cobb County Zoning Ordinance.

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STIPULATIONS APPLICABLE TO THE NRC CATEGORY

- (1) A portion of the Subject Property, consisting of approximately 8.69 acres (hereinafter the "Retail Property"), shall be developed pursuant to the NRC zoning category, site plan specific to the revised Zoning Plan prepared for Progressive Development Services, LLC by Center Point Engineering dated November 8, 2004, submitted contemporaneously herewith. The Retail Property is identified as Parcel "C" on the referenced revised Zoning Plan.
- (2) The Retail Property shall be developed for a retail shopping area, including restaurant sites. This portion of the Property shall be limited to two (2) sit-down restaurant sites and a coffee shop, as shown and reflected on the referenced revised Zoning Plan.
- (3) The retail space proposed within the proposed retail center shall be approximately 59,400 square feet.
- (4) The structures within the main portion of the proposed retail center shall consist of brick, stone, and related materials with stucco-type accents on the front and sides with block in the rear painted in a color to complement the front and shall be in substantial conformity with the renderings presented to the Cobb County Board of Commissioners at its Zoning Hearing.
- (5) All structures erected on out parcels within the proposed retail center shall be architecturally compatible with the main center.
- (6) Lighting within the proposed retail center shall be of a style and design that reflects a residential or more traditional appearance. The District Commissioner shall review and approval of the pole lighting style.

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- (7) Lighting fixtures for parking areas shall be environmentally sensitive, shoe-box style and shall be fitted with non-glare lenses and cut off shields to prevent light from extending beyond the property line.
- (8) Security lighting on the structures shall be wall packs, hooded, environmentally sensitive and shall be fitted with non-glare lenses and cut off shields to prevent light from extending beyond the property line.
- (9) All dumpsters servicing the proposed retail center shall be enclosed with a minimum six (6) foot high masonry enclosure on three sides with a solid screen gate on the access side. All dumpsters shall contain rubber lids to minimize noise. Dumpsters shall be emptied Monday through Saturday from 8:00 a.m. to 7:00 p.m. and Sunday from 2:00 p.m. to 7:00 p.m.
- (10) The District Commissioner shall have final review of plans for the proposed retail center, including architectural, landscaping, and signage design.
- (11) Applicant agrees that a drive-through window may be allowed on the out parcel located on the center front of the proposed retail center so long as the business located on the site is a coffee shop or coffee business only, as more particularly shown and reflected on the referenced revised Zoning Plan. No other use for the out parcel site shall be permitted a drive-through window.
- (12) There shall be zero (0) setbacks between the proposed NRC zoned property and the proposed zoned Low-Rise Office ("LRO") property and the proposed zoned R-30 property.
- (13) Applicant agrees to a tree preservation and seating area located within the Subject Property as more particularly shown and reflected on the referenced revised Zoning Plan, which area shall have pedestrian access and shall preserve three (3) large oak trees located therein. Further, seating shall be provided for patrons of the

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proposed retail center. The historical marker currently located on the Property shall be relocated to this site.

- (14) Applicant agrees to construct a sidewalk into the proposed retail center from the traffic light at the intersection of Dallas Highway and Bob Cox Road, as more particularly shown and reflected on the referenced revised Zoning Plan.
- (15) All exhausts from restaurant facilities shall be filtered to minimize grease and odors.

STIPULATIONS APPLICABLE TO THE LRO CATEGORY

- (1) A portion of the Subject Property, consisting of approximately 3.63 acres (hereinafter the "Office Property"), shall be developed pursuant to the LRO zoning category, site plan specific to the revised Zoning Plan prepared for Progressive Development Services, LLC by Center Point Engineering dated November 8, 2004, submitted contemporaneously herewith. The Office Property is identified as Parcels "B" and "D" on the referenced revised Zoning Plan.
- (2) Buildings within the proposed office center shall be a maximum of two (2) stories in height.
- (3) The exterior of the proposed office buildings shall be brick, stone, stucco, or combinations thereof, and shall be traditional in style and architecture. The District Commissioner shall have final approval of architectural design.
- (4) Applicant agrees the exterior lighting for the proposed center shall be a mix of down-facing, box-style street lights and pedestrian-style decorative lights, with the final lighting plan to be approved by the District Commissioner.

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- (5) All dumpsters servicing the proposed office center shall be enclosed with a minimum six (6) foot high masonry enclosure on three sides with a solid screen gate on the access side. All dumpsters shall contain rubber lids to minimize noise. Dumpsters shall be emptied Monday through Saturday from 8:00 a.m. to 7:00 p.m. and Sunday from 2:00 p.m. to 7:00 p.m.
- (6) Applicant agrees there shall be no exterior music or speakers within the proposed center; and further agrees to strict enforcement of the noise ordinance at 11:00 p.m.
- (7) There shall be a natural and enhanced buffer twenty-five (25) feet in width located along the Subject Property's frontage with Old Trace Road within this zoning district. The enhancement of this buffer shall be approved by the Cobb County Arborist staff during the plan review process.

STIPULATIONS APPLICABLE TO THE R-30 CATEGORY

- (1) A portion of the Subject Property, consisting of approximately 5.63 acres (hereinafter the "Residential Property"), shall be developed pursuant to the R-30 zoning category, pursuant to the revised Zoning Plan prepared for Progressive Development Services, LLC by Center Point Engineering dated November 8, 2004, submitted contemporaneously herewith. The Residential Property is identified as Parcel "A" on the referenced revised Zoning Plan.
- (2) Residences to be constructed on the Residential Property shall be traditional in styling and shall have a minimum of 2,800 square feet of heated and cooled living space.

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- (3) Additionally, the front facades of the residences shall be brick, stone, stacked stone, stucco-type, cedar shake-type shingles, or combinations thereof.
- (4) All front and side yards of the residences to be constructed on the Residential Property shall be sodded.
- (5) Each lot shall have individual access to Old Trace Road.
- (6) Applicant agrees to the creation of a mandatory homeowners association as to the proposed residential development consistent with up-scale communities within the area. The mandatory homeowners association shall be responsible for the upkeep and maintenance of all common areas contained within the proposed Residential Property.
- (7) Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of protective covenants which will contain covenants, rules, and regulations applicable to the proposed community.
- (8) Any signage for the Residential Property shall be ground-based, monument style signage and will be heavily and professionally landscaped.
- (9) Applicant agrees to grade only for driveways, sidewalks, building pads, and front, side, and rear yards.

With respect to the settlement of litigation of the pending zoning appeal and Application No. Z-162 (2003), the proposal contained herein is submitted in settlement and compromise of the referenced zoning appeal and shall not otherwise be used in any hearing, trial, arbitration, or mediation of said appeal. If the settlement, as proposed, together with the Zoning Plan submitted herewith, is approved by the Board of Commissioners, the Owners of that portion of the Subject Property agree to dismiss, with prejudice, the pending litigation case and to pay their own legal expenses and litigation costs.

MOORE INGRAM JOHNSON & STEELE

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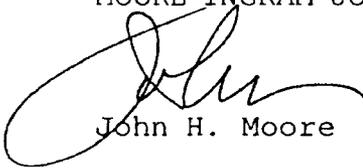
Mr. John P. Pederson
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With respect to the proposed overall development, we believe the requested zoning, pursuant to the referenced revised Zoning Plan and the revised stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the changing conditions of the area surrounding the proposed development. The proposed residential community shall be a quality development and shall blend with surrounding residential areas. The proposed office centers will allow for advancement of the "live where you work concept," while the proposed retail center shall allow for utilization of the Subject Property in light of its location and uses of surrounding and nearby properties located along the Dallas Highway corridor. Thank you for your consideration of this project.

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP



John H. Moore

JHM:cc

Enclosures

c: Cobb County Board of Commissioners:
Samuel S. Olens, Chairman
George Woody Thompson, Jr.
Helen C. Goreham
Joe L. Thompson
Tim Lee
(With Copy of Enclosure)

MOORE INGRAM JOHNSON & STEELE

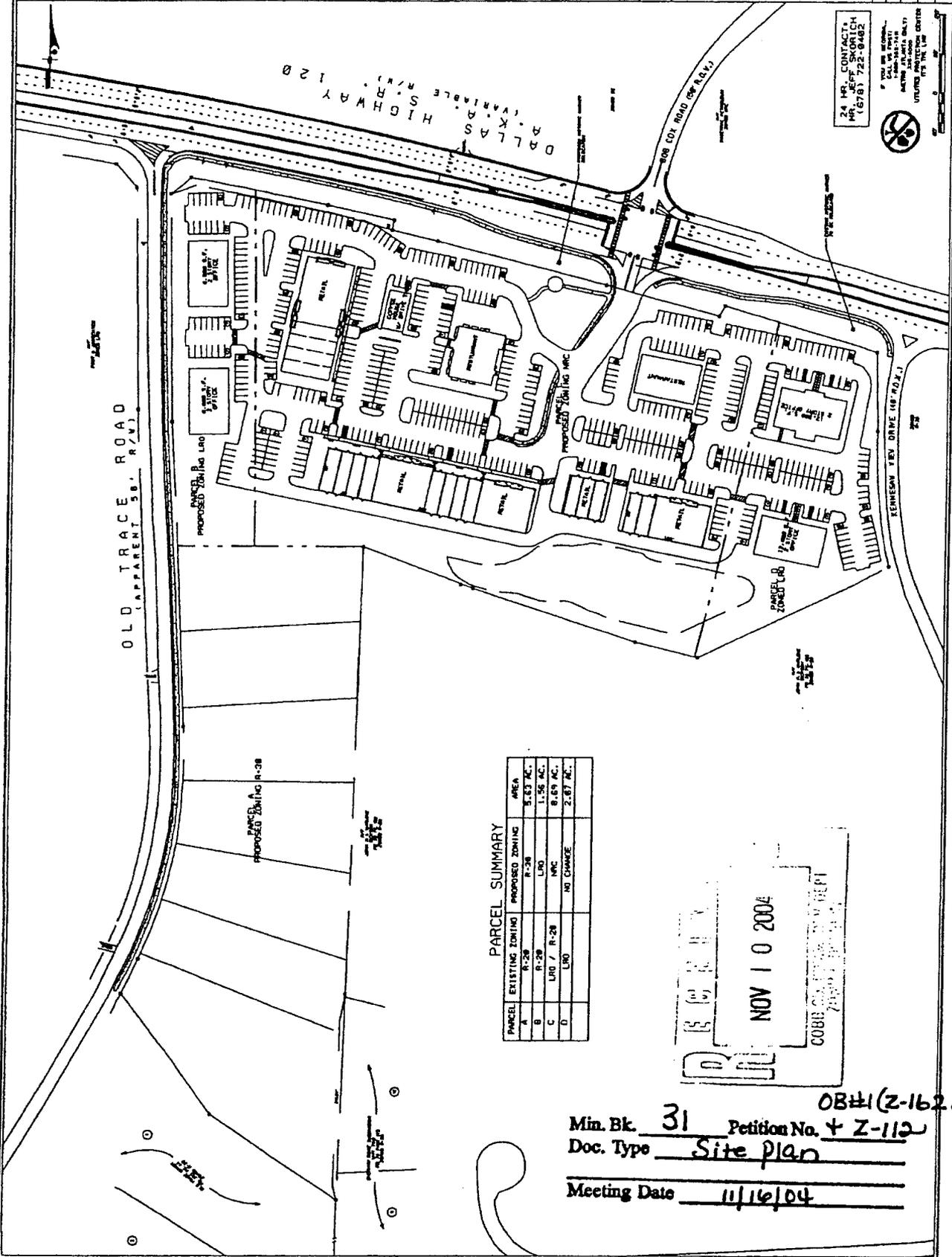
Mr. John P. Pederson
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Petition No. QB# 12-162 of 11/18/03 +
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Continued

- c: Michael L. Perla, President
Denise Rose
Jenny Weisbrodt
LuAnne Porper
People Looking After Neighborhoods, Inc.
(With Copy of Enclosure)
- Mr. John H. Dickson
(With Copy of Enclosure)
- Mrs. Lisa Crowder Dulaney
Old Trace Road Resident
(With Copy of Enclosure)
- Mr. Sam Alvis
(With Copy of Enclosure)
- Mr. Phil Finkle
(With Copy of Enclosure)
- Mr. David Welden
(With Copy of Enclosure)
- Progressive Development Services, LLC
(With Copy of Enclosure)



NO. OF SHEETS	6
SHEET NO.	1
DATE	
DESIGNED BY	
CHECKED BY	
DATE	
PROJECT	



24 HR. CONTACT:
MR. JEFF SKORICH
(678) 722-8482



PARCEL SUMMARY

PARCEL	EXISTING ZONING	PROPOSED ZONING	AREA
A	R-28	R-28	5.57 AC.
B	R-28	LBO	1.52 AC.
C	LBO / R-28	MRC	8.69 AC.
D	LBO	NO CHANGE	2.87 AC.

PREPARED
NOV 10 2004
COURTESY OF THE CITY OF DALLAS

Min. Bk. 31 Petition No. + Z-112
Doc. Type Site plan
Meeting Date 11/16/04

OB#1 (Z-162 of 11/18/03