

Z-9
(2014)

QuickTrip No. 0835

[illegible]

PROJECT TITLE	PRELIMINARY SITE PLAN
CAD FILE NUMBER	3

3



12/15/2015 2:44 PM
 12/23/2015 9:44 AM
 HICKORY GROVE ROAD
 (NOT A SPECIALTY COUNTY MAINTAINED)
 (36 MPH POSTED) (DB-7470 PG-455)

WADE GREEN ROAD
(P/W VARIES) (ASPHALT) (COUNTY MAINTAINED) (40 MPH POSTED) (DB PG)

APPLICANT: QuikTrip Corporation

(770) 325-6721

REPRESENTATIVE: Richard W. Calhoun, Esq.

(770) 422-1776

TITLEHOLDER: GEC Atlanta, LLC; Tu Phat Chau; Irene Chan;

Scoggins LP

PROPERTY LOCATION: Northwest intersection of Wade Green

Road and Hickory Grove Road, southeast side of Hickory Grove Place

(4443, 4455 Wade Green Road; 1521, 1531, 1541 Hickory Grove Place)

ACCESS TO PROPERTY: Wade Green Road and Hickory Grove

Place

PHYSICAL CHARACTERISTICS TO SITE: Single-family house;

Single-family houses used commercially; Vacant convenience store

with fuel sales; and retail center

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: R-20/Single-family Houses

SOUTH: GC/McDonald's Restaurant

EAST: NS/Retail Center

WEST: GC/Tire Store

PETITION NO: Z-9

HEARING DATE (PC): 03-04-14

HEARING DATE (BOC): 03-18-14

PRESENT ZONING: GC, NRC, R-20

PROPOSED ZONING: CRC

PROPOSED USE: Convenience Store

with Fuel Sales

SIZE OF TRACT: 2.437 acres

DISTRICT: 20

LAND LOT(S): 55

PARCEL(S): 3, 30, 31, 32, 65

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

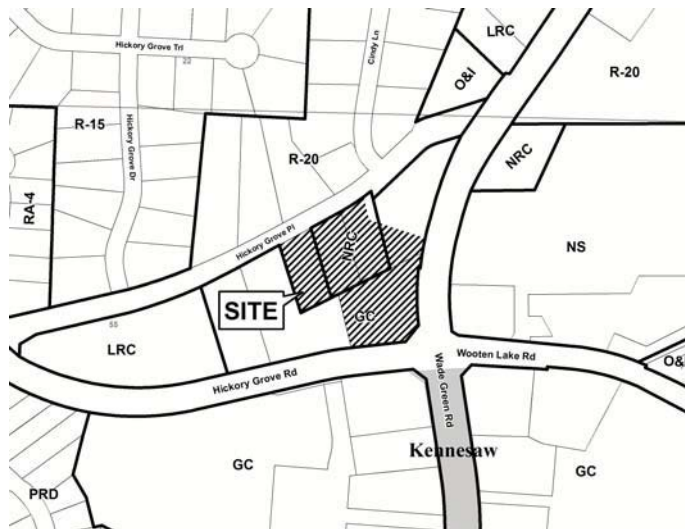
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

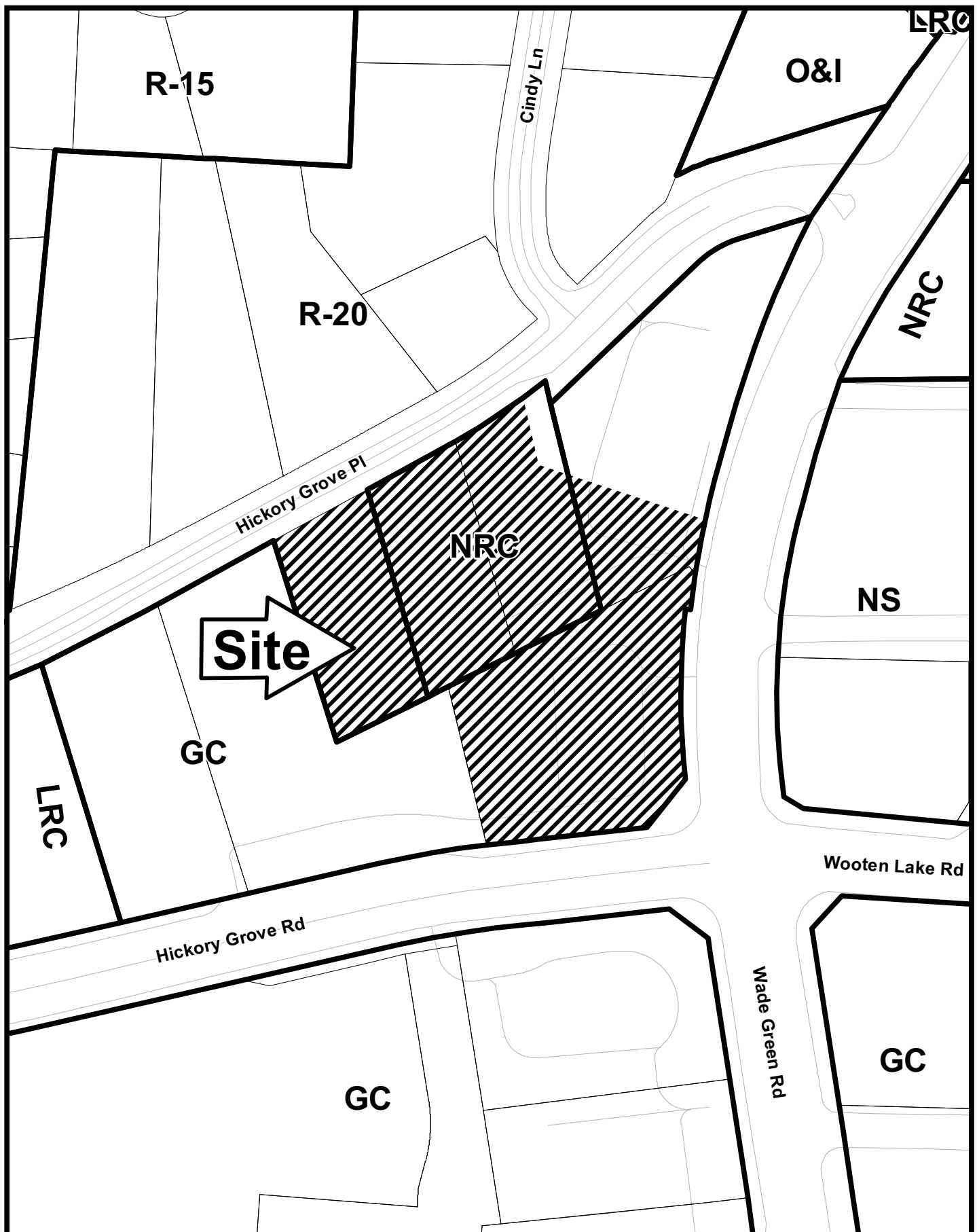
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



Z-9



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

0 100 200 Feet



City Boundary
Zoning Boundary

APPLICANT: QuikTrip Corporation

PETITION NO.: Z-9

PRESENT ZONING: GC, NRC & R-20

PETITION FOR: CRC

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Community Activity Center (CAC)

Proposed Number of Buildings: 1 Total Square Footage of Development: 5,773

F.A.R.: 0.054 Square Footage/Acre: 2,368.89

Parking Spaces Required: Minimum of 5, 1/employeeParking Spaces Provided: 59

Applicant is requesting the Community Retail Commercial (CRC) zoning category for the purpose of combining the subject parcels for the development of a QuikTrip convenience store with fuel sales. The proposed development will consist of the typical convenience store with fuel sales components with the addition of onsite food preparation. While the proposed store gross square footage is 5,773 square feet, the actual square footage devoted to retail is 2,079 square feet. The hours of operation will be 24 hours per day, seven days per week. The attached elevations indicate the new building prototype for QT, indicating the proposed outdoor seating areas in front of the building. The existing convenience store at the northwest corner of Wade Green Road and Hickory Grove Road will be removed.

The applicant is requesting to be rezoned site plan specific in anticipation of a possible variance to 10 feet on the western property line.

Cemetery Preservation: No comment.

FIRE COMMENTS:

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal’s Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: QuikTrip Corporation

PETITION NO.: Z-9

PRESENT ZONING: GC, NRC & R-20

PETITION FOR: CRC

PLANNING COMMENTS:

The applicant is requesting a rezoning from GC, NRC and R-20 to CRC for purpose convenience store with fuel sales. The 2.437 acre site is located on the northwest intersection of Wade Green Road and Hickory Grove Road, southeast side of Hickory Grove Place.

Comprehensive Plan

The parcel is within a Community Activity Center (CAC) future land use category, with GC, NRC and R-20 zoning designations. The purpose of the CAC category is for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores.

Master Plan/Corridor Study

Not applicable.

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.

Design Guidelines

Is the parcel in an area with Design Guidelines? ☐ Yes ☒ No

If yes, design guidelines area _____

Does the current site plan comply with the design requirements?

Incentive Zones

Is the property within an Opportunity Zone? ☐ Yes ☒ No

The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone? ☐ Yes ☒ No

The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

APPLICANT QuikTrip Corporation

PETITION NO. Z-009

PRESENT ZONING GC,NRC,R-20

PETITION FOR CRC

WATER COMMENTS:

NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: ☒ Yes ☐ No

Fire Flow Test Required: ☒ Yes ☐ No

Size / Location of Existing Water Main(s): 12"DI / W side of Wade Green Road

Additional Comments: Also 12" DI / S side of Hickory Grove Pl

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:

NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: ☒ Yes ☐ No

At Development: ☒ Yes ☐ No

Approximate Distance to Nearest Sewer: On site

Estimated Waste Generation (in G.P.D.): **A D F** +0* **Peak=** +0*

Treatment Plant: **Noonday**

Plant Capacity: ☒ Available ☐ Not Available

Line Capacity: ☒ Available ☐ Not Available

Projected Plant Availability: ☒ 0 - 5 years ☐ 5 - 10 years ☐ over 10 years

Drw Sewers Required: ☐ Yes ☒ No

Off-site Easements Required: ☐ 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 easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required: ☐ Yes ☒ No

Letter of Allocation issued: ☐ Yes ☒ No

Septic Tank Recommended by this Department: ☐ Yes ☒ No

Subject to Health Department Approval: ☐ Yes ☒ No

Additional *Redevelopment. Also, sewer relocation and easement quitclaim required at Plan Review
Comments:

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 offsite easements, dedication of on and/or offsite 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: QuikTrip Corporation

PETITION NO.: Z-9

PRESENT ZONING: GC, NRC, R-20

PETITION FOR: CRC

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: ☐ YES ☒ NO ☐ POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Proctor 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 receiving system.

APPLICANT: QuikTrip Corporation

PETITION NO.: Z-9

PRESENT ZONING: GC, NRC, R-20

PETITION FOR: CRC

STORMWATER MANAGEMENT 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 the overall project site.
- ☐ Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

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

ADDITIONAL COMMENTS

1. The proposed site plan will eliminate the existing onsite detention pond. The relocated pond must provide stormwater management for the entire site including any out parcels. An oil/water separator must be included to provide water quality treatment for the fuel bay area.

APPLICANT: Quik Trip Corpotation

PETITION NO.: Z-9

PRESENT ZONING: GC, NRC, R-20

PETITION FOR: CRC

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
Wade Green Road	25,450	Arterial	40 mph	Cobb County	100'
Hickory Grove Road	19,350	Arterial	35 mph	Cobb County	100'
Hickory Grove Place	2100	Local	25 mph	Cobb County	50'

Based on 2014 traffic counting data taken by Cobb County DOT (Wade Green Road)

Based on 2014 traffic counting data taken by Cobb County DOT (Hickory Grove Road)

Based on 2014 traffic counting data taken by Cobb County DOT (Hickory Grove Place)

COMMENTS AND OBSERVATIONS

Wade Green 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.

Hickory Grove 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.

Hickory Grove Place is classified as a local and according to the available information the existing right-of-way does 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 south side of Wade Green 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 south side of Hickory Grove Road, a minimum of 50' from the roadway centerline.

Recommend a deceleration lane for the Hickory Grove Road access.

Recommend only one access onto Wade Green Road. Recommend keeping the northern access on Wade Green Road shown on the plans.

Recommend restricting the Wade Green Road access to allowing right-in/ right-out only.

Revised April 17, 2014

APPLICANT: Quik Trip Corporation PETITION NO.: Z-9

PRESENT ZONING: GC, NRC, R-20 PETITION FOR: CRC

<p>TRANSPORTATION COMMENTS (Continued)</p>

Recommend restricting the Hickory Grove Road access to allowing right-in/ right-out/ left-in.

Recommend curb, gutter, and sidewalk along the Hickory Grove Place frontage.

Recommend one access to Hickory Grove Place.

Recommend the Hickory Grove Place access be aligned with Cindy Lane.

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

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STAFF RECOMMENDATIONS

Z-9 QUIKTRIP CORPORATION

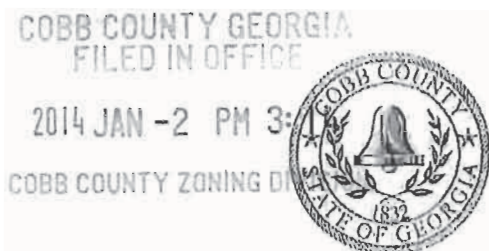
- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The parcels that are the subject of this request have been used commercially over a long period of time.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The subject property has been used commercially for a number of years and the other properties at this intersection are zoned commercially with developed commercial uses.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within the Community Activity Center (CAC) land use category. The proposed use is consistent with the requested CRC zoning category.
- 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 property has been utilized for commercial uses for many years under the Neighborhood Retail (NRC) and General Commercial (GC) zoning categories. This application will consolidate the parcels into one and provide a use and zoning that is consistent with the *Cobb County Comprehensive Plan*. This property has been used commercially for the individual parcels and will now be combined into one parcel with one use.

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

- Site plan received by the Zoning Division on January 2, 2014, with the District Commissioner approving minor modifications;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations;
- Department of Transportation comments and recommendations; and
- 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.

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Application #: 7-9
PC Hearing Date: 3-4-14
BOC Hearing Date: 3-18-14

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): Convenience Store/Fuel Station
- b) Proposed building architecture: See attached plans for 5,773 square foot building, (2,079 square foot retail space).
- c) Proposed hours/days of operation: 24 hours per day, seven days per week.
- d) List all requested variances: Zoning to be site plan specific. Possible variance to 10' side set back on western property line.

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

n/a

Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

No.

Part 5. Is this application a result of a Code Enforcement action? No XX; Yes _____ (If yes, attach a copy of the Notice of Violation and/or tickets to this form).

Applicant signature: Patrick Conner Date: 1-2-14

Applicant name (printed): Patrick Conner, Qu: KTRIP Corporation, REAL ESTATE PROJECT MANAGER

Revised August 21, 2013

QUICKTRIP ZONING IMPACT ANALYSIS:

QuikTrip Corporation proposed rezoning from GC, NRC & R20 to CRC

N. W. Quadrant Hickory Grove Road and Wade Green Road

Page 1 of 2

Every application for rezoning involving a request for a non-residential zoning district shall include a complete written, documented analysis of the impact of the proposed rezoning with respect to each of the following matters:

- (a) Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed rezoning is suitable in view of the use and development of nearby property. The subject property is a former, and now vacant, convenience store zoned GC. It is bordered by a GC zoned tire store to the west and to the north by a GC zoned retail strip shopping center constructed in 1984. It is bordered to the Northwest, South, and East by Hickory Grove Place, Hickory Grove Road and Wade Green Road, respectively.

- (b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

The proposed rezoning will not affect the existing use or usability of adjacent or nearby properties as it is compatible with the uses already in the area.

- (c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The property affected by this rezoning proposal has no reasonable economic use as currently zoned. A portion of the property is a convenience store; however, the remaining area of the subject property is of marginal value in its present zoning categories of R-20 and NRC. In order to operate a competitive convenience store at this location additional area beyond that occupied by the existing convenience store is required. The applicant and owners respectfully submit that any action other than the unconditional grant of the requested zoning and variances would amount to an uncompensated taking and damaging of their private property rights without due process of law, as well as a denial of equal protection of the laws pursuant to Article 1, Section 1, Paragraphs 1 and 2, and Article 1, Section 3, Paragraph 1 of the Georgia Constitution, as well as corresponding provisions of the United States Constitution.

COBB COUNTY GEORGIA
FILED IN OFFICE
2014 JAN -2 PM 3: 15
COBB COUNTY ZONING DIVISION

QUIKTRIP ZONING IMPACT ANALYSIS:

QuikTrip Corporation proposed rezoning from GC, NRC & R20 to CRC

N. W. Quadrant Hickory Grove Road and Wade Green Road

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- (d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

The proposed use will not result in an excessive or burdensome use of existing transportation infrastructure, utilities or schools. Existing infrastructure adequately supports similar and compatible uses in this area.

- (e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan.

The proposed rezoning conforms to the County's land use plan. The subject property and much of the surrounding property is located in a Community Activity Center land use plan area.

- (f) Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal.

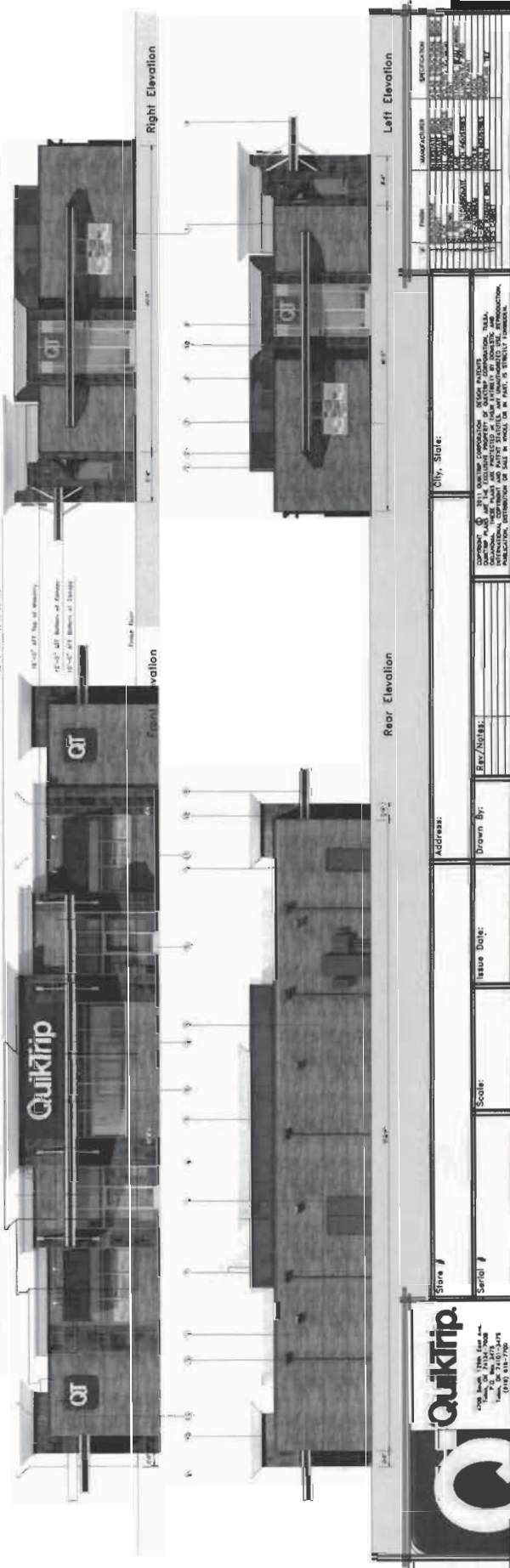
There are existing and changing conditions supporting the proposed rezoning. The existing uses on the subject property are interim uses and the outdated convenience store located on the subject property is over twenty (20) years old and has closed.



COBB COUNTY GEORGIA
FILED IN OFFICE

2014 JAN -2 PM 3:15

COBB COUNTY ZONING DIVISION



QuikTrip

1000 Peachtree Street, Suite 1000
Atlanta, GA 30309
Phone: 404.521.1234
Fax: 404.521.1235
www.quiktrip.com

Scale:

Issue Date:

Drawn By:

City, State:

Address:

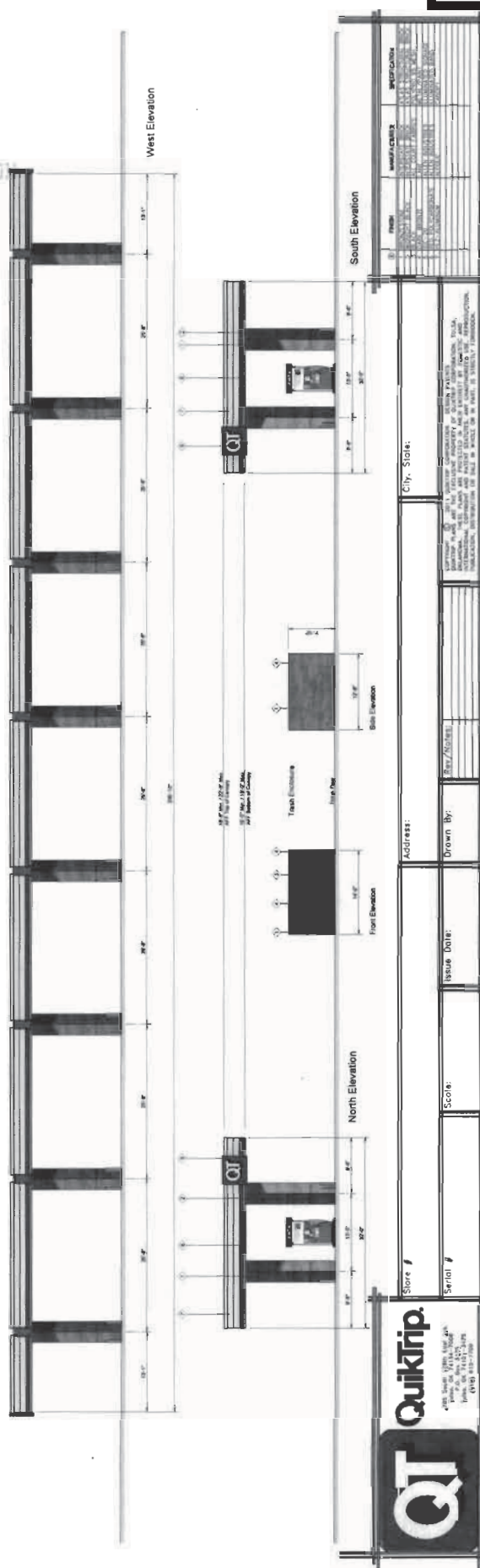
Project Name:

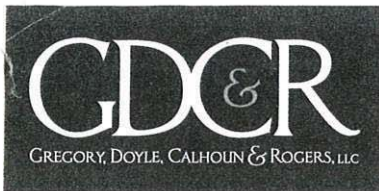
Manufacturer:

Specifications:

2014 JAN -2 PM 3:15

COBB COUNTY ZONING DIVISION





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Revised
4-1-14

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H-g

Richard W. Calhoun
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April 1, 2014

Z-9 (2014)
Stipulation Letter
with Site Plan
Received at
4-1-14 Planning
Commission
Hearing

Mr. John P. Pederson, AICP, Manager
Cobb County Community Development Agency
Zoning Division
1150 Powder Springs Road
Suite 400
Marietta, GA 30064

Re: Z-9 (2014)
Applicant: QuikTrip Corporation
Owners: GEC Atlanta, LLC; Tu Phat Chau; Irene Chan; and Scoggins, LP.
Subject property: NW quadrant, Wade Green Road and Hickory Grove Road

Dear John:

Our firm represents QuikTrip Corporation ("Applicant"), and GEC Atlanta, LLC, Tu Phat Chau, Irene Chan, and Scoggins, LP, ("Owners") with reference to the above rezoning application for the Subject Property. We submit the following as the Applicant's and Owners' proposed conditions of zoning for the property identified in said application. (the "Subject Property") This proposed stipulation letter replaces and supersedes in its entirety the Applicant's and Owners' original stipulation letter of February 26, 2014.

1. The following proposed zoning conditions supersede and replace any and all existing or prior zoning district classifications, conditions of zoning, or County departmental comments, recommendations, decisions or requirements applicable to the Subject Property.
2. The subject property shall be rezoned from its existing GC, NRC and R-20 zoning district classifications to the CRC zoning district classification, subject to the attached preliminary site plan entitled QuikTrip No. 0835, original issue date March 20, 2014, and filed with the Cobb County Zoning Department contemporaneously with this letter. (the "Site Plan")¹
3. The Subject Property shall be entitled to such contemporaneous variances from existing zoning ordinances, regulations, and guidelines as may be necessary to permit its development and use pursuant to the Site Plan, specifically including without limitation:
(a) Monument sign setback variance from 62' to 48' on Hickory Grove Road; [unchanged]

¹ The only change to the Site Plan filed with this application is the relocation of the driveway on Hickory Grove Road.

Mr. John Penderson, AICP, Manager
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- (b) Increase in allowable signage outside building setback lines from 120 sq. ft. to 150 sq. ft. to permit fuel canopy logo signage; [fuel price sign deleted] and _____
- (c) Variance to the 3000 sq. ft. maximum floor area for the size of the building on the Subject Property.

4. Except as specifically modified herein, the construction and architecture of the proposed store to be located on the Subject Property shall be substantially in accordance with the elevations and other drawings previously filed with the Cobb County Zoning Department and identified as "store #835, Hickory Grove Road, Marietta, GA."

5. In response to comments from various members of the community, Applicant further agrees to the following condition of zoning:

(a) Access to Hickory Grove Place will be relocated to a position opposite Cindy Lane, as shown on the Site Plan.

(b) Applicant agrees that the Subject Property shall not be used as a "truck stop" or "travel center" as such terms are commonly understood, and there shall be no overnight parking of customers' vehicles, no box truck or trailer rentals, no shower facilities, and no sales of tractor trailer specific supplies.

(c) Subject to DOT approval, Applicant agrees that the north bound lane on Wade Green Road shall be restriped and designated "No Left Turns" adjacent to the Subject Property.

(d) As shown on the attached landscape plan entitled Landscape Plan, QuikTrip #835 original issue date March 20, 2014 ("Landscape Plan"), Applicant agrees to install a landscape buffer of mixed evergreens a minimum of 20 feet in depth adjacent to Hickory Grove Place, and around the exterior of the proposed detention area.

(e) Subject to the approval of the adjoining owner of the retail center to the north, Applicant further agrees to install decorative plantings (as approved by the Cobb County arborist) adjacent to and within 15 feet of north side of its proposed access drive on Hickory Grove Place.

(f) Applicant further agrees that its detention pond will be fenced with Ameristar fencing.

Mr. John Penderson, AICP, Manager
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- (g) Applicant agrees as a part of the development the Subject Property, to perform a photometric study, and that its lighting for the Subject Property will be LED, directional lighting.
 - (h) No deliveries of foods or products at the Subject Property shall be made via Hickory Grove Place, and the Subject Property shall at all times comply with the Cobb County noise ordinance.
 - (i) In connection with development of the Subject Property for its intended use, Applicant will remove the existing fuel storage tanks on the Subject Property and upon the adjoining property to the north, fill the areas so excavated with gravel, and cover them with asphalt or concrete.
 - (j) As shown on the Site Plan, the trash dumpster for the Subject Property will be located closer to the principal structure, and will be enclosed by a gated "3 sides brick" structure, as shown on the canopy plan attached hereto.
 - (k) As referenced on the Site Plan, all freestanding signage shall be monument style signage.
6. The District Commissioner shall have the authority to approve minor modifications to these stipulations and the site plan as the development proposal proceeds through the Plan Review process and thereafter. For purposes of this paragraph, any modifications that increase density; reduce the size or composition of an approved buffer or landscape strip to adjacent property; relocate a structure closer to a property line; or, increase the height of a building adjacent to property which are in direct contradiction to or conflict with the foregoing stipulations, will come back through the public hearing process as an "Other Business" Application.
7. All setbacks and 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.
8. Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements, except as otherwise approved by the Board of Commissioners or by the Cobb County Department of Transportation or Community Development Agency.
9. In the event of a conflict between any County staff recommendations, comments, or requirements, and the within proposed conditions of zoning, said proposed conditions of zoning shall control.

Mr. John Penderson, AICP, Manager
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We believe this proposed facility will benefit the surrounding area by replacing two smaller vacant convenience stores with a single modern facility, and further, that the conditions agreed to by the Applicant at the request of various members of the community will enhance the area in which this facility will be located.

We therefore respectfully request that this application receive yours, the Planning Commission's, and the Board of Commissioners' favorable recommendation and approval.

Yours very truly,

GREGORY, DOYLE, CALHOUN & ROGERS, LLC



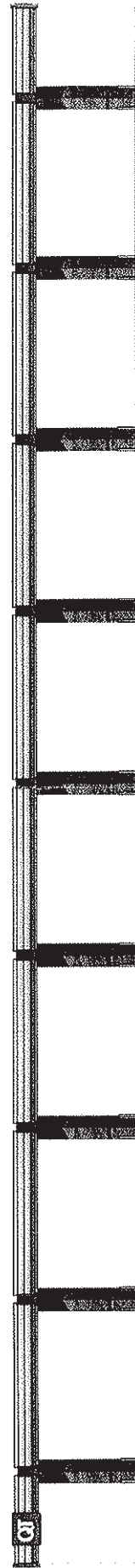
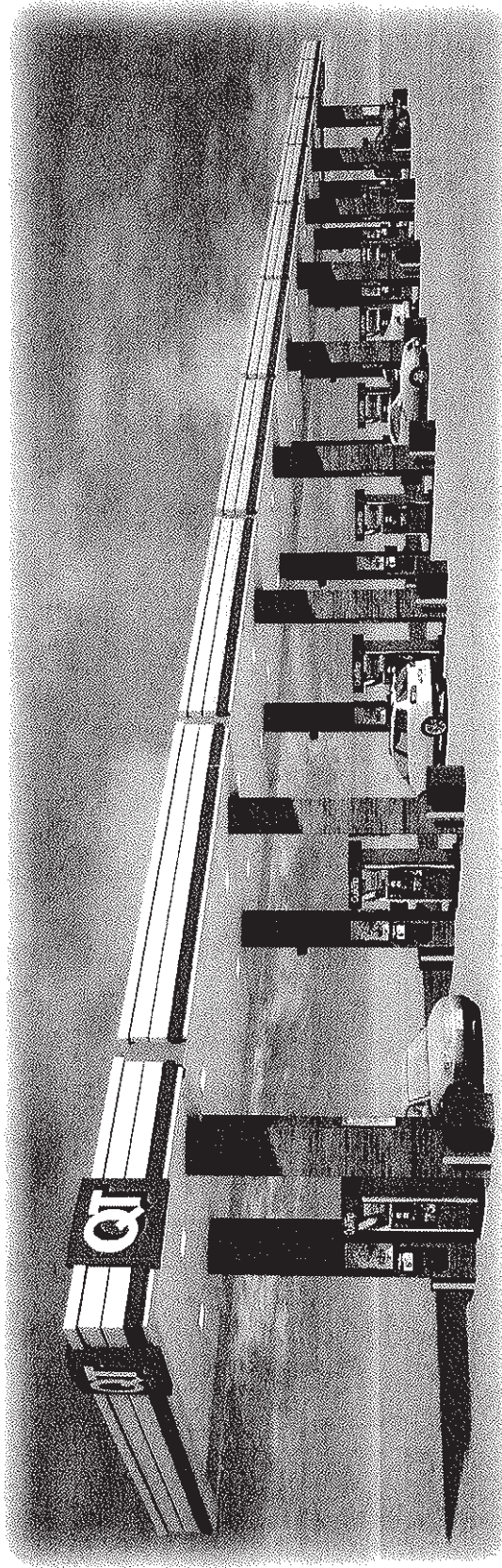
Richard W. Calhoun
For the Firm

Enclosures

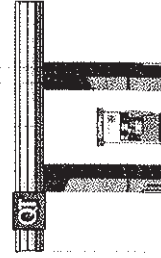
cc: Cobb County Planning Commission
Bob Hovey
Mike Terry
Christi Trombetti
Judy Williams
Galt Porter

Cobb County Board of Commissioners
Timothy Lee
Jo Ann Birrell
Helen Goreham
Lisa Cupid
Bob Ott

QuikTrip Corporation



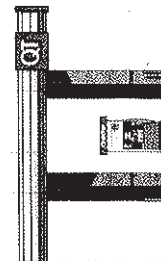
Front Elevation



Rig



Side Elevation



Left Elevation



Z-9 (2014)
Stipulation Letter
with Site Plan
Received at
4-1-14 Planning
Commission
Hearing

Site #	0835	Vertical 9 Gas Canopy with IDC-20 Signage	Address:	Wade Green Rd & Hickory Grove Rd	City, State:	Cobb County, GA
Series #	07-0835-GV09	Issue Date:	03/21/14	Drawn By:	BP	Contract: 07-0835-GV09-001 Contract: 07-0835-GV09-002 Contract: 07-0835-GV09-003 Contract: 07-0835-GV09-004 Contract: 07-0835-GV09-005 Contract: 07-0835-GV09-006 Contract: 07-0835-GV09-007 Contract: 07-0835-GV09-008 Contract: 07-0835-GV09-009 Contract: 07-0835-GV09-010 Contract: 07-0835-GV09-011 Contract: 07-0835-GV09-012 Contract: 07-0835-GV09-013 Contract: 07-0835-GV09-014 Contract: 07-0835-GV09-015 Contract: 07-0835-GV09-016 Contract: 07-0835-GV09-017 Contract: 07-0835-GV09-018 Contract: 07-0835-GV09-019 Contract: 07-0835-GV09-020 Contract: 07-0835-GV09-021 Contract: 07-0835-GV09-022 Contract: 07-0835-GV09-023 Contract: 07-0835-GV09-024 Contract: 07-0835-GV09-025 Contract: 07-0835-GV09-026 Contract: 07-0835-GV09-027 Contract: 07-0835-GV09-028 Contract: 07-0835-GV09-029 Contract: 07-0835-GV09-030 Contract: 07-0835-GV09-031 Contract: 07-0835-GV09-032 Contract: 07-0835-GV09-033 Contract: 07-0835-GV09-034 Contract: 07-0835-GV09-035 Contract: 07-0835-GV09-036 Contract: 07-0835-GV09-037 Contract: 07-0835-GV09-038 Contract: 07-0835-GV09-039 Contract: 07-0835-GV09-040 Contract: 07-0835-GV09-041 Contract: 07-0835-GV09-042 Contract: 07-0835-GV09-043 Contract: 07-0835-GV09-044 Contract: 07-0835-GV09-045 Contract: 07-0835-GV09-046 Contract: 07-0835-GV09-047 Contract: 07-0835-GV09-048 Contract: 07-0835-GV09-049 Contract: 07-0835-GV09-050 Contract: 07-0835-GV09-051 Contract: 07-0835-GV09-052 Contract: 07-0835-GV09-053 Contract: 07-0835-GV09-054 Contract: 07-0835-GV09-055 Contract: 07-0835-GV09-056 Contract: 07-0835-GV09-057 Contract: 07-0835-GV09-058 Contract: 07-0835-GV09-059 Contract: 07-0835-GV09-060 Contract: 07-0835-GV09-061 Contract: 07-0835-GV09-062 Contract: 07-0835-GV09-063 Contract: 07-0835-GV09-064 Contract: 07-0835-GV09-065 Contract: 07-0835-GV09-066 Contract: 07-0835-GV09-067 Contract: 07-0835-GV09-068 Contract: 07-0835-GV09-069 Contract: 07-0835-GV09-070 Contract: 07-0835-GV09-071 Contract: 07-0835-GV09-072 Contract: 07-0835-GV09-073 Contract: 07-0835-GV09-074 Contract: 07-0835-GV09-075 Contract: 07-0835-GV09-076 Contract: 07-0835-GV09-077 Contract: 07-0835-GV09-078 Contract: 07-0835-GV09-079 Contract: 07-0835-GV09-080 Contract: 07-0835-GV09-081 Contract: 07-0835-GV09-082 Contract: 07-0835-GV09-083 Contract: 07-0835-GV09-084 Contract: 07-0835-GV09-085 Contract: 07-0835-GV09-086 Contract: 07-0835-GV09-087 Contract: 07-0835-GV09-088 Contract: 07-0835-GV09-089 Contract: 07-0835-GV09-090 Contract: 07-0835-GV09-091 Contract: 07-0835-GV09-092 Contract: 07-0835-GV09-093 Contract: 07-0835-GV09-094 Contract: 07-0835-GV09-095 Contract: 07-0835-GV09-096 Contract: 07-0835-GV09-097 Contract: 07-0835-GV09-098 Contract: 07-0835-GV09-099 Contract: 07-0835-GV09-100

FILE LOCATION: \\Srv01\Doc\2018\14-104 Q1 833 Kennecott, GA\01 CAMP-0833 Charing TAB NAME: SA1 (Prism) USER: dphm SAVED: 3/26/2018 1:01 PM PLOTTED: 3/26/2018 1:24 PM

