(Stipulation Amendment)

Application for "Other Business"
Cobb County, Georgia

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

Application No.: OB- 57 -2016

BOC Hearing Date Requested: September 20, 2016

Applicant: KC Propco, LLC **Phone #:** (407) 514-2774
(applicant's name printed)

Address: Suite 314, 4767 New Broad Street, Orlando, FL 32814 **E-Mail:** dcrowe@4thstreetassetmgt.com

Moore Ingram Johnson & Steele, LLP
John H. Moore **Address:** Emerson Overlook, 326 Roswell Street
(representative's name, printed) Marietta, GA 30060

BY: [signature] **Phone #:** (770) 429-1499 **E-Mail:** jmoore@mijs.com
(representative's signature) Georgia Bar No. 519800

Signed, sealed and delivered in presence of:

Carolyn E. Cook **My commission expires:** January 10, 2019
Notary Public

CAROLYN E. COOK NOTARY PUBLIC EXPIRES GEORGIA JAN. 10, 2019 COBB COUNTY

Titleholder(s): KC Propco, LLC **Phone #:** (407) 514-2774
(property owner's name printed)

Address: Suite 314, 4767 New Broad Street, Orlando, FL 32814 **E-Mail:** dcrowe@4thstreetassetmgt.com

See Attached Exhibit "A"
(Property owner's signature)

Signed, sealed and delivered in presence of:

My commission expires:
Notary Public

Commission District: 4 (Cupid) **Zoning Case:** Z-101 (2015)

Size of property in acres: 0.8994 **Original Date of Hearing:** 12/15/2015

Location: Northwest side of Powder Springs Road; northeast of Horseshoe Bend Road
(street address, if applicable; nearest intersection, etc.) (2380 Powder Springs Road)

Land Lot(s): 694 **District(s):** 19th

State specifically the need or reason(s) for Other Business:

See Exhibit "B" attached hereto and incorporated herein by reference.

(List or attach additional information if needed)

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR OTHER BUSINESS
(STIPULATION AMENDMENT)

OB Application No.:	**OB-57-2016**
Application No.:	**Z-101 (2015)**
Original Hearing Date:	**December 15, 2015**
Date of Zoning Decision:	**December 15, 2015**
Current Hearing Date:	**September 20, 2016**

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

Applicant/Titleholder: KC Propco, LLC

KC PROPCO, LLC

BY: _____
Jeffrey M. Green
Vice President

Date of Execution: August 11, 2016

Address: c/o 4th Street Asset Management, L.P.
Suite 314, 4767 New Broad Street
Orlando, Florida 32814

Telephone No.: (407) 514-2774
Telefax No.: (407) 517-2604

Signed, sealed, and delivered in the presence of:

See Attached California Jurat

_____
Notary Public
Commission Expires: _____

[Notary Seal]

RECEIVED
AUG 16 2016
COBB COUNTY DEV. AGENCY
ZONING DIVISION

JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 11th day of August, 2016, by Jeffrey M. Greeb proved to me on the basis of satisfactory evidence to be the person(~~s~~) who appeared before me.

(Seal)

REESE ELLA DAY
Commission # 2074651
Notary Public - California
Los Angeles County
My Comm. Expires Aug 13, 2018

Signature Reese Ella Day

RECEIVED
AUG 16 2016
COUNTY OF LOS ANGELES
ZONING DIVISION

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"
(Stipulation Amendment)

OB Application No.:	**OB-57-2016**
Application No.:	**Z-101 (2015)**
Original Hearing Date:	**December 15, 2015**
Date of Zoning Decision:	**December 15, 2015**
Current Hearing Date:	**September 20, 2016**

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

Applicant/Titleholder: KC Propco, LLC

On December 15, 2015, the Cobb County Board of Commissioners granted a request to rezone the 0.8994 acre tract located at 2380 Powder Springs Road (hereinafter "Property" or "Subject Property") from Neighborhood Shopping ("NS") to Neighborhood Retail Commercial ("NRC") to allow for the renovating, refurbishing, and reopening of the closed child care facility. The requested rezoning was approved subject to certain items enumerated in the official meeting minutes.

In this Application for "Other Business," Applicant proposes a stipulation amendment to delete the following Cobb County Department of Transportation recommendation:

Recommend deceleration lane on Powder Springs Road for the entrance.

A copy of the portion of the Departmental Comments containing the Department of Transportation Recommendation is attached as Exhibit "1" and incorporated herein by reference.

If the proposed stipulation amendment is approved, as submitted in this Application, it shall become an additional part of the final rezoning and shall be binding upon the Subject Property.

The balance and remainder of the stipulations and conditions specifically enumerated in the final, official minutes, and attachments thereto, of the Board of Commissioners Zoning Hearing held on December 15, 2015, are unaltered by this request for Stipulation Amendment and shall remain in full force and effect.

AUG 16 2016

APPLICANT: Knowledge Universe Education LLC **PETITION NO.:** Z-101

PRESENT ZONING: NS **PETITION FOR:** NRC

* *

TRANSPORTATION COMMENTS

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

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Powder Springs Road	26,100	Arterial	45 mph	Cobb County	100'

Based on [2008] traffic counting data taken by Cobb County DOT for Powder Springs Road

COMMENTS AND OBSERVATIONS

Powder Springs Road is classified as an arterial and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

RECOMMENDATIONS

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

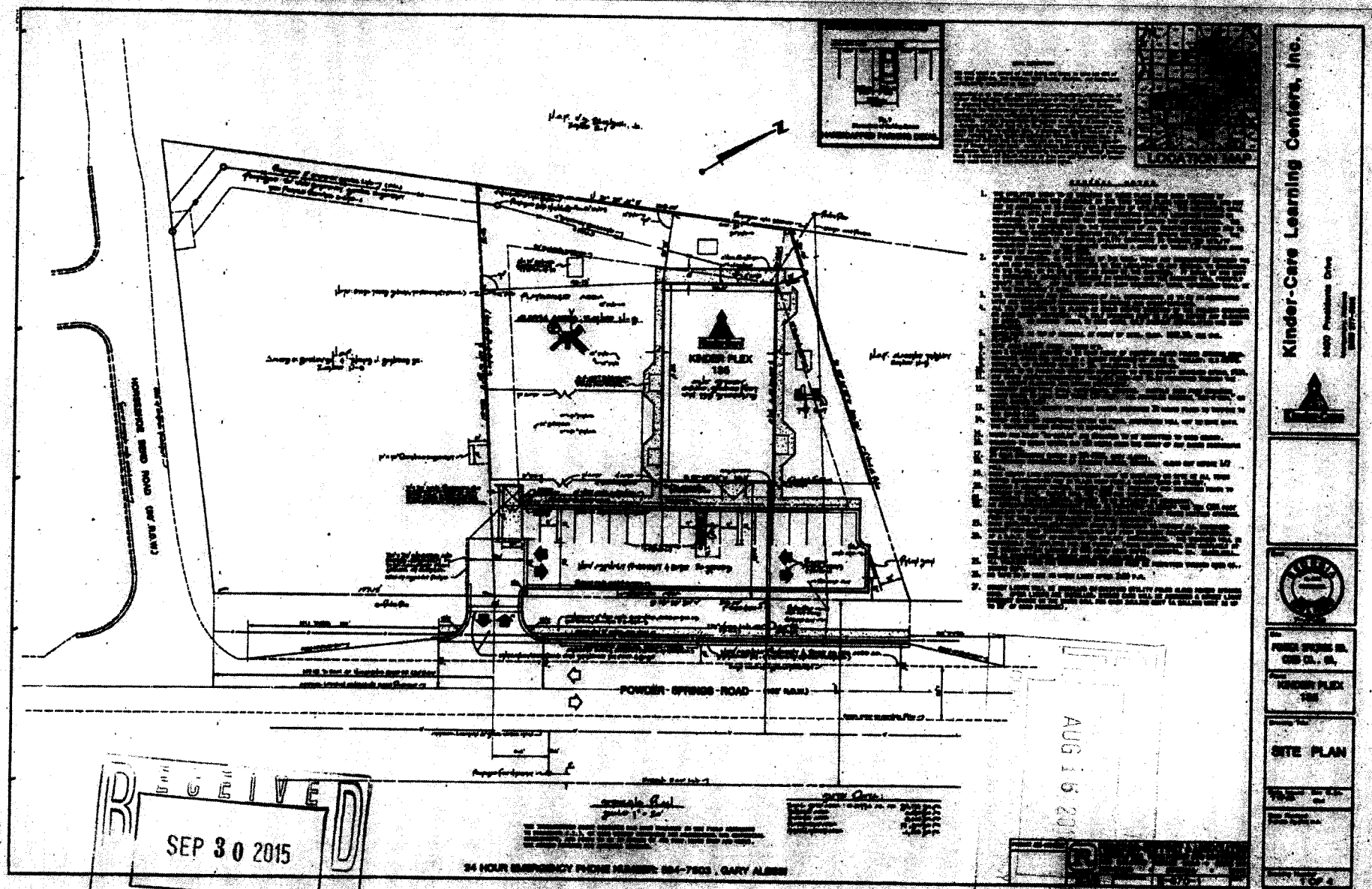
Recommend replacing disturbed curb, gutter, and sidewalk along the Powder Springs Road frontage.

Recommend deceleration lane on Powder Springs Road for the entrance.

SITE PLAN APPROVED FOR SUBJECT PROPERTY BY BOARD OF COMMISSIONERS PURSUANT TO APPLICATION NO. Z-101 (2015) DECEMBER 15, 2015

Min. Bk. 77 Petition No. Z-101
Doc. Type site plan

Meeting Date 12-15-15



RECEIVED
SEP 30 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

AUG 19 20

OFFICIAL MINUTES OF BOARD OF COMMISSIONERS ZONING HEARING FOR APPLICATION FOR REZONING NO. Z-101 (2015) – DECEMBER 15, 2015

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
DECEMBER 15, 2015
9:00 A.M.

The Board of Commissioners Zoning Hearing was held on Tuesday, December 15, 2015 at 9:00 a.m. in the second floor public meeting room of the Cobb County building, Marietta, Georgia. Present and comprising a quorum of the Board were:

Chairman Tim Lee
Vice Chair JoAnn Birrell
Commissioner Lisa Cupid
Commissioner Bob Ott
Commissioner Bob Weatherford

CONSENT AGENDA

MOTION: Motion by Lee, second by Weatherford, to **approve/delete** the following cases on the Consent Agenda *as revised:*

Z-101 **KNOWLEDGE UNIVERSE EDUCATION, LLC** (KC Propco, LLC, owner) requesting Rezoning from **NS** to **NRC** for the purpose of a Daycare Facility in Land Lot 694 of the 19th District. Located on the northwest side of Powder Springs Road, northeast of Horseshoe Bend Road (2380 Powder Springs Road).

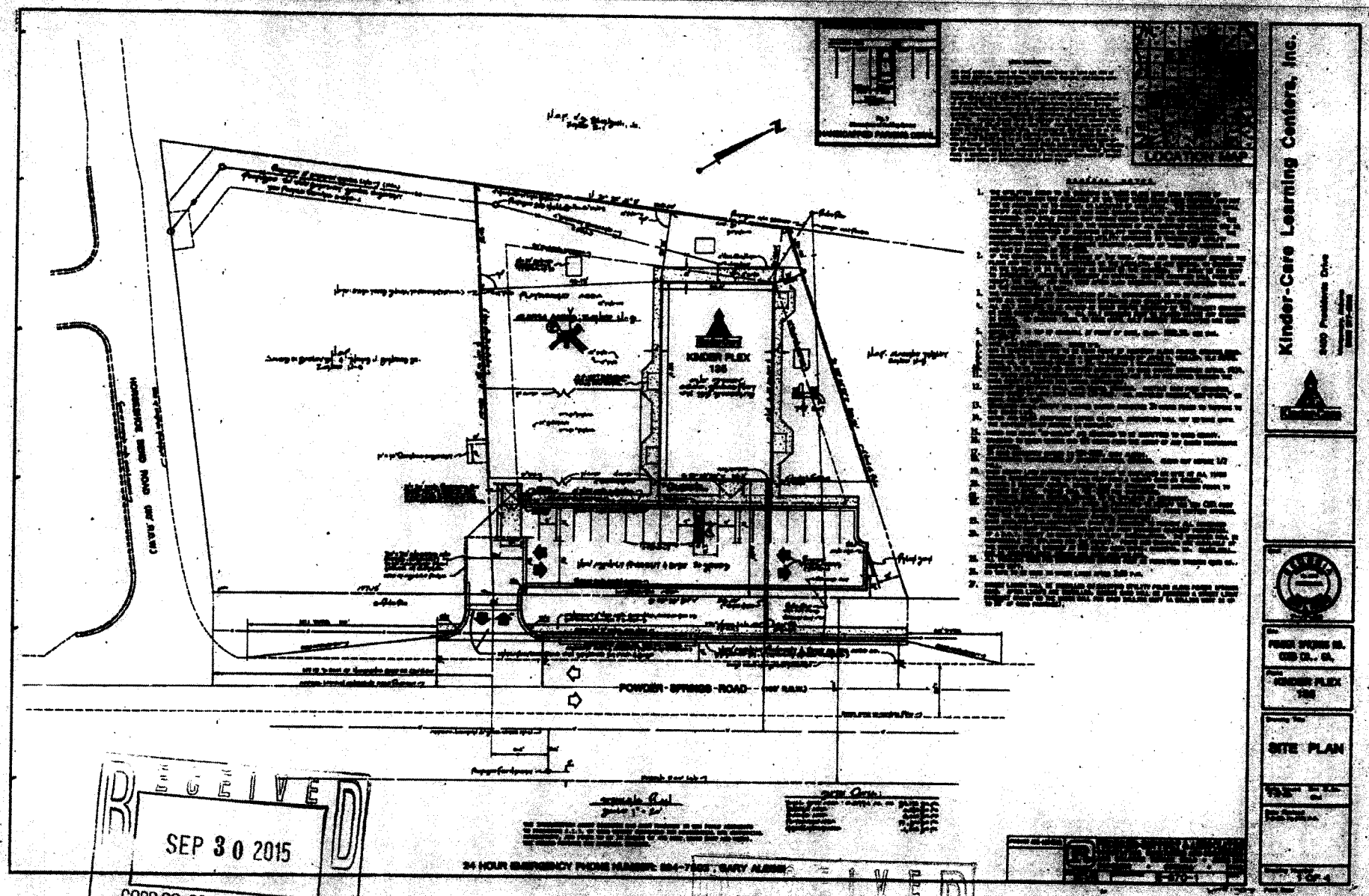
To **approve** Z-101 to the **NRC** zoning district, subject to:

1. **Site plan received by the Zoning Division on September 30, 2015 (attached and made a part of these minutes)**
2. **Signage to comply with current code including freestanding sign to be made ground based monument style**
3. **Fire Department comments and recommendations**
4. **Water and Sewer Division comments and recommendations**
5. **Stormwater Management Division comments and recommendations**
6. **Cobb DOT comments and recommendations**

CONSENT VOTE: **ADOPTED** unanimously

Min. Bk. 77 Petition No. Z-101
Doc. Type site plan

Meeting Date 12-15-15



RECEIVED
SEP 30 2015
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

RECEIVED
AUG 16 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

2015 PAID AD VALOREM PROPERTY TAX RECEIPT FOR TAX PARCEL NO. 19069400150

AUG 1 5 2016

Printed: 8/15/2016 12:39:38 PM

Cobb County Online Tax Receipt

Thank you for your payment!

CARLA JACKSON TAX COMMISSIONER
CHELLY MCDUFFIE CHIEF DEPUTY
Phone: 770-528-8600
Fax: 770-528-8679

Payer:
KNOWLEDGE UNIVERSE EDUCATION LLC

KC PROPCO LLC

Payment Date: 10/5/2015

Tax Year	Parcel ID	Due Date		Appeal Amount		Taxes Due
2015	19069400150	10/15/2015	**Pay:**	N/A	or	6178.94

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
$0.00	$0.00	$0.00	$6,178.94	$6,178.94	**$0.00**