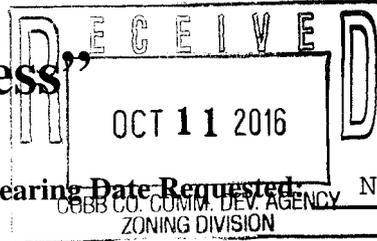


Application for "Other Business" Cobb County, Georgia

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



OB-072-2016

BOC Hearing Date Requested: Nov. 15, 2016

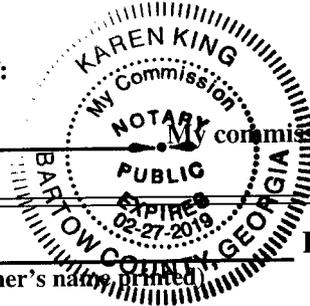
Applicant: RaceTrac Petroleum, Inc. **Phone #:** 229-221-9567
(applicant's name printed)

Address: 3225 Cumberland Blvd., Suite 100, Atlanta, GA 30339 **E-Mail:** _____
SAMS, LARKIN, HUFF & BALLI, LLP

by: Parks F. Huff, Esq. **Address:** 376 Powder Springs Street, Suite 100, Marietta, GA 30064

(representative's name, printed)
[Signature] **Phone #:** 770-422-7016 **E-Mail:** phuff@slhb-law.com
(representative's signature)

Signed, sealed and delivered in presence of:
Karen S. King My commission expires: 2-27-19
Notary Public



Titleholder(s): See Attached **Phone #:** _____
(property owner's name, printed)

Address: _____ **E-Mail:** _____

(Property owner's signature)

Signed, sealed and delivered in presence of:
_____ My commission expires: _____
Notary Public

Commission District: 4 (Cupid) **Zoning Case:** Z-53 of 1999

Size of property in acres: 3.17 **Original Date of Hearing:** May 18, 1999

Location: On the west side of Austell Road, south of Anderson Mill Road (4414 Austell Road)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 1006 & 1007 **District(s):** 19th

State specifically the need or reason(s) for Other Business: To approve site plan and amend stipulations to allow a larger electronic sign, replacing an existing monument sign and revised building architecture and increase the building square footage.

* Applicant specifically reserves the right to amend any information set forth in this Other Business Application at any time during the Other Business process.

(List or attach additional information if needed)

Proposal

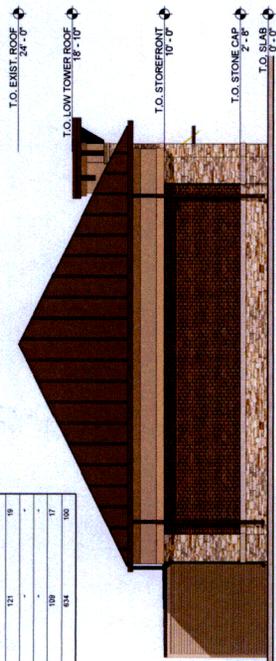
STANDING SEAM METAL HIP ROOF EXCLUDED FROM MATERIAL CALCULATIONS.

FINISH	AREA (S.F.)	%
MASONRY	258	20
BRICK	258	20
STONE	253	20
EIFS	143	11
HARDY TIRM	5	1
STORE FRONT	625	49
FREEZER PANEL	1,288	100
TOTAL		



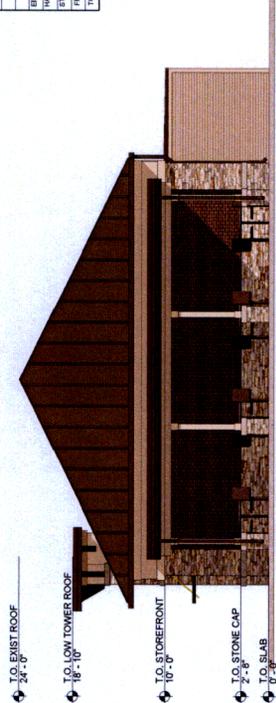
FRONT ELEVATION

FINISH	AREA (S.F.)	%
MASONRY	250	14
BRICK	250	14
STONE	154	19
EIFS	121	19
HARDY TIRM	-	-
STORE FRONT	158	17
FREEZER PANEL	634	100
TOTAL		



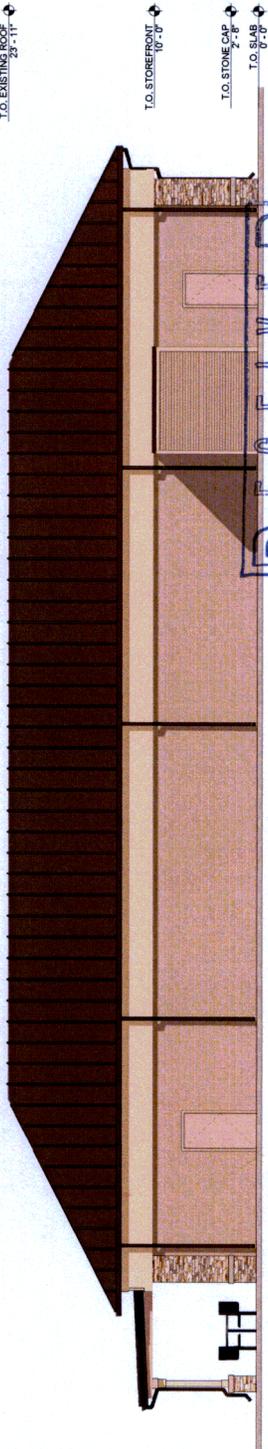
LEFT SIDE ELEVATION

FINISH	AREA (S.F.)	%
MASONRY	239	49
BRICK	138	29
STONE	133	28
EIFS	20	4
HARDY TIRM	-	-
STORE FRONT	109	22
FREEZER PANEL	490	100
TOTAL		



RIGHT SIDE ELEVATION

FINISH	AREA (S.F.)	%
MASONRY	412	59
BRICK	30	4
STONE	164	20
EIFS	13	1
HARDY TIRM	-	-
STORE FRONT	99	11
FREEZER PANEL	815	100
TOTAL		



REAR ELEVATION

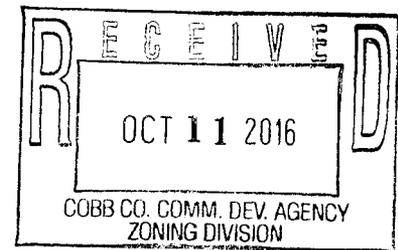
RECEIVED
 OCT 11 2016
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



RaceTrac
 RaceTrac Petroleum, Inc
 3225 Cumberland Blvd., Suite 100
 Atlanta, Georgia 30339

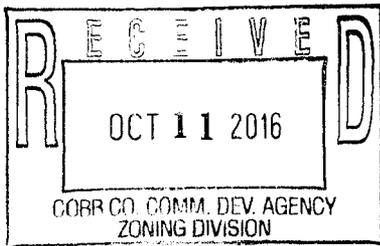
AUSTELL RD.

Type 104
 Brick Left Hand
 Siding Roof
 6/23/2016 10:47:43 AM
 0:\2016\2016\22702_890_Austell Rd. GA03 Prelim\Doc01 Arch\Elevations\Austell Elevations.rvt



~~Z-52 EMMETT Z. AND MARY H. QUINN for Rezoning from R 20 to OI for the purpose of an Office in Land Lot 1006 of the 19th District. 0.492 acre. Located at the southeast intersection of Austell Road and Fairview Drive. The Board of Commissioners, as part of the Consent Agenda, deleted Rezoning to the LRO zoning district subject to: 1) Water and Sewer comments and recommendations; 2) project subject to Stormwater Management Division comments and recommendations; 3) project subject to Cobb DOT comments and recommendations; 4) 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. Motion by Byrne, second by Olens, carried 4-0.~~

Z-53 METROPOLITAN FOODS, INC. (John C. Hunt, Jr. and Charlotte Rooks, owners) for Rezoning from OI to CRC for the purpose of Convenience Store with Gasoline in Land Lots 1006 and 1007 of the 19th District. 3.17 acres. Located on the west side of Austell Road, south of Anderson Mill Road. The Board of Commissioners, as part of the Consent Agenda, approved Rezoning to the CRC zoning district subject to: 1) lights under the canopy being recessed or flush with the ceiling; 2) letter of agreeable conditions from applicant's representative dated April 8, 1999, attached and made a part hereof; 3) project subject to Stormwater Management Division comments and recommendations; 4) Water and Sewer comments and recommendations; 5) project subject to Cobb DOT comments and recommendations; 6) 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. Motion by Byrne, second by Olens, carried 4-0.



SAMS & LARKIN
A LIMITED LIABILITY PARTNERSHIP
ATTORNEYS AT LAW
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064

11
20300 of convenient
modular
5/18/99

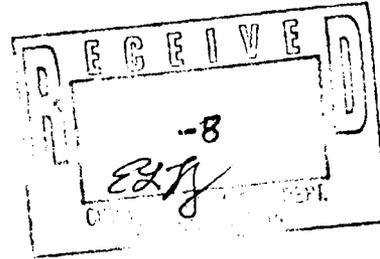
GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
M. KYLE GREENE
DAVID Y. KWON

April 8, 1999

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

VIA HAND DELIVERY

Mr. Edwin Thomas, Principal Planner
Cobb County Zoning Department
Suite 300
191 Lawrence Street
Marietta, Georgia 30060



Re: Application of Metropolitan Foods, Inc. to Rezone a 3.17 Acre Tract
from O&I to CRC (No. Z-53)

Dear Ed:

As you know, I represent the applicant in connection with the above-captioned application for rezoning. The application is scheduled to be heard by the Cobb County Planning Commission on May 4, 1999 and, thereafter, by the Cobb County Board of Commissioners on May 18, 1999.

As a result of discussions with the staff thus far during the pendency of the application, please allow this letter to serve as the Applicant's expression of agreement with the following stipulations which shall become conditions of and a part of the grant of the rezoning and binding upon the subject property thereafter:

1. Architectural style shall be similar to the rendering provided to staff during the pendency of the application.
2. Rezoning of the subject property shall be from O&I to CRC specifically for purposes of a RaceTrac convenience store with gasoline sales.
3. Landscaping for the proposed development shall be pursuant to a specific landscape plan which shall be submitted during the Plan Review process, subject to staff and the Arborist's review and approval, including the following:
 - a. All grass planted within the subject property shall be sod.

VIA HAND DELIVERY

Mr. Edwin Thomas, Principal Planner
Cobb County Zoning Department
Page 2
April 8, 1999

- b. Dumpsters shall be incorporated into the landscape plan and shall be screened on at least three (3) sides consistent with the architectural theme and composition as aforementioned. All dumpsters shall have rubber lids or bumpers to minimize noise.
 - c. All HVAC systems and mechanical systems shall be contained within the interior of the subject property and screened by evergreen shrubs and/or fencing.
4. Signage for the proposed development shall consist of ground-based, monument style signage. There shall be no flashing sign components and no exterior illumination of signage by remote floodlighting.
5. All exterior lighting employed within the proposed development shall be shielded to prevent outward illumination and shall be controlled by a photo-electric cell system. Any and all pole lights on the premises shall be no higher than a maximum of 20 feet with the poles concerning same being black or annonized bronze in color.
6. Subject to the following Cobb County Department of Transportation's recommendations and compliance with Cobb County developmental standards and ordinances related to project improvements, including the following:
 - a. The construction of an acceleration/deceleration lane along the subject property's frontage.
 - b. Insuring minimum sight distance requirement of 312.5 feet.
 - c. Subject to the applicant obtaining a Georgia DOT permit for ingress and egress concerning Austell Road.
7. Subject to the Cobb County Development & Inspection Department's recommendations with respect to stormwater, detention/hydrology and down-stream considerations.
8. Unless otherwise required by law, there shall be no outside audio devices, including, but not limited to, phone bells, loudspeakers or music. However, the installation and utilization of a two-way individualized speaker at each pump station for safety/instructional purposes shall be allowed.

SAMS & LARKIN
ATTORNEYS AT LAW

Petition No. 2-53
Meeting Date 5/18/99
Continued

VIA HAND DELIVERY

Mr. Edwin Thomas, Principal Planner
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9. No vehicles shall be stored or parked on the subject property over night except in emergency situations. Employees working at night shall, of course, be excepted from this stipulation.
10. A contemporaneous variance being granted with respect to the convenience store prototype which has a footprint of 3,040 square feet.

As you know, the subject property is located along a section of the Austell Road Corridor which is within the Community Activity Center (CAC). In that regard, the zoning proposal is appropriate from a land use planning perspective and takes into consideration surrounding property owners and the context of development in which the subject property finds itself positioned.

Please do not hesitate to call should you or the staff have any questions whatsoever regarding the application or should you require any further information or documentation concerning this zoning proposal.

Very truly yours,

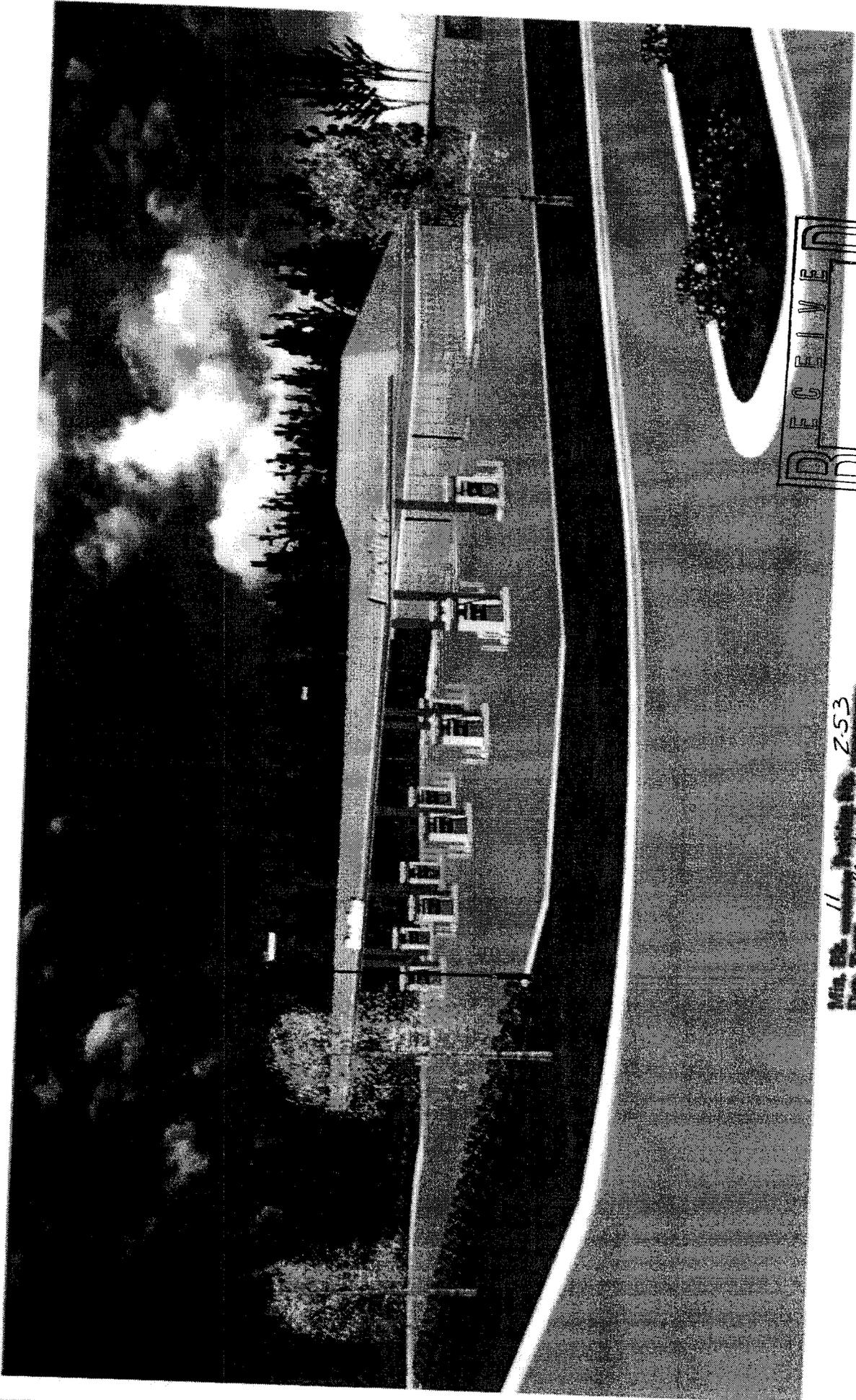
SAMS & LARKIN, LLP



Garvis L. Sams, Jr.

GLS,Jr./jbmc

cc: Members, Cobb County Planning Commission
Members, Cobb County Board of Commissioners
Ms. Karen King, Deputy Clerk



RECEIVED
 OCT 11 2016
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

11
 Remaining referenced
 in stipulated terms