

V-9
(2017)

NO.	DATE	REVISIONS

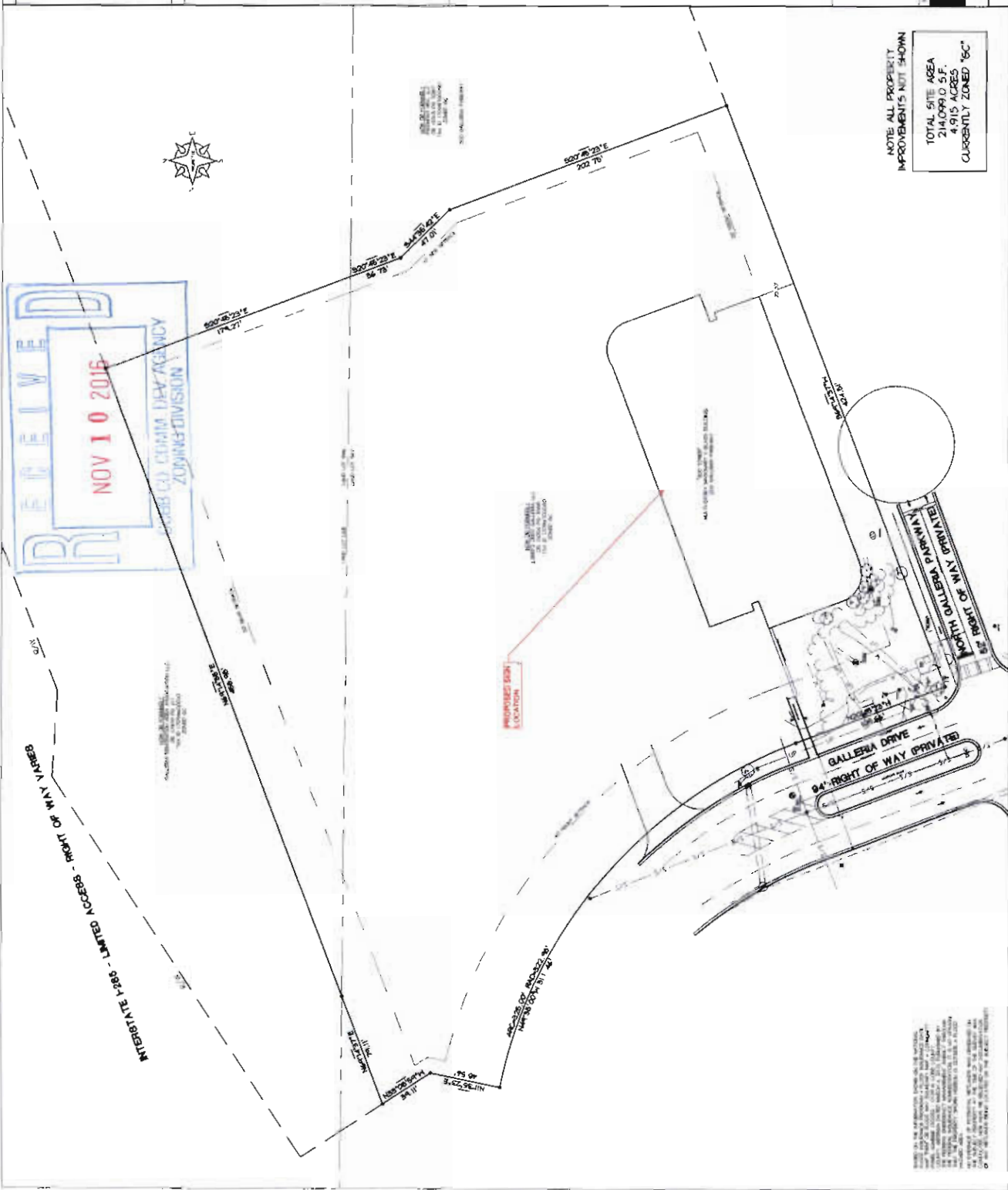
Racetrac Petroleum, Inc.
 3020 CUMBERLAND BOULEVARD
 SUITE 100 ATLANTA, GEORGIA 30328
 (770) 431-7800

PROPERTY EXHIBIT
 BENTON SERVICE STATION
 309 N. GALLERIA PARKWAY
 YAMNES, GEORGIA

PROPERTY EXHIBIT

RACETRAC PETROLEUM, INC.
 3020 NORTH GALLERIA PARKWAY
 SUITE 100 ATLANTA, GEORGIA 30328
 (770) 431-7800

Harkroad and Associates
 CONSULTING ENGINEERS, ARCHITECTS, PLANNERS
 1400 PINEBROOK DRIVE, SUITE 200, ATLANTA, GEORGIA 30329
 (404) 252-1100



THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

APPLICANT: RaceTrac Petroleum, Inc.

PETITION No.: V-9

PHONE: 770-431-7600

DATE OF HEARING: 1-11-2017

REPRESENTATIVE: Parks F. Huff, Esq./ Adam J. Rozen, Esq.

PRESENT ZONING: GC

PHONE: 770-422-7016

LAND LOT(S): 946, 947

TITLEHOLDER: Piedmont 200 Galleria Owner, LLC

DISTRICT: 17

PROPERTY LOCATION: On the northeast corner of North Galleria Parkway and Galleria Drive (200 Galleria Parkway).

SIZE OF TRACT: 4.93 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: Increase the maximum allowable building sign area from 380 square feet to 1,200 square feet.

OPPOSITION: No. OPPOSED **PETITION No.** **SPOKESMAN**

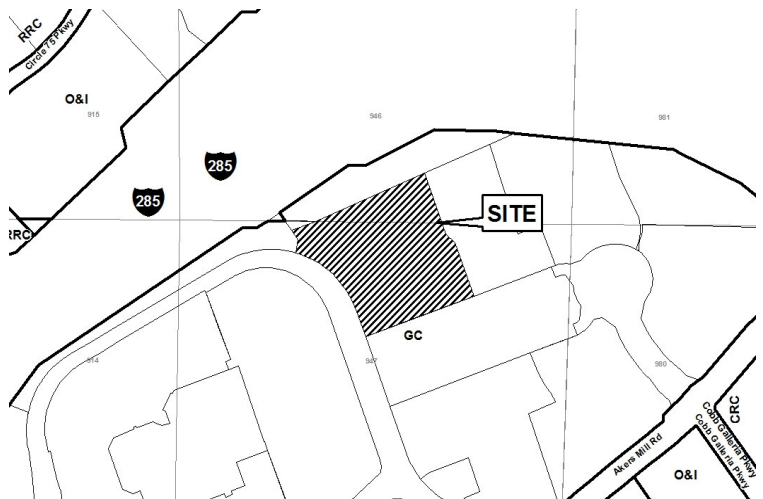
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No comments.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources for V-1 – V-11.

DESIGN GUIDELINES: Staff has determined that the subject sites are not within the boundaries of approved design guidelines study areas; therefore do not have to comply with design guidelines requirements. No comments.

CEMETERY PRESERVATION: No comments.

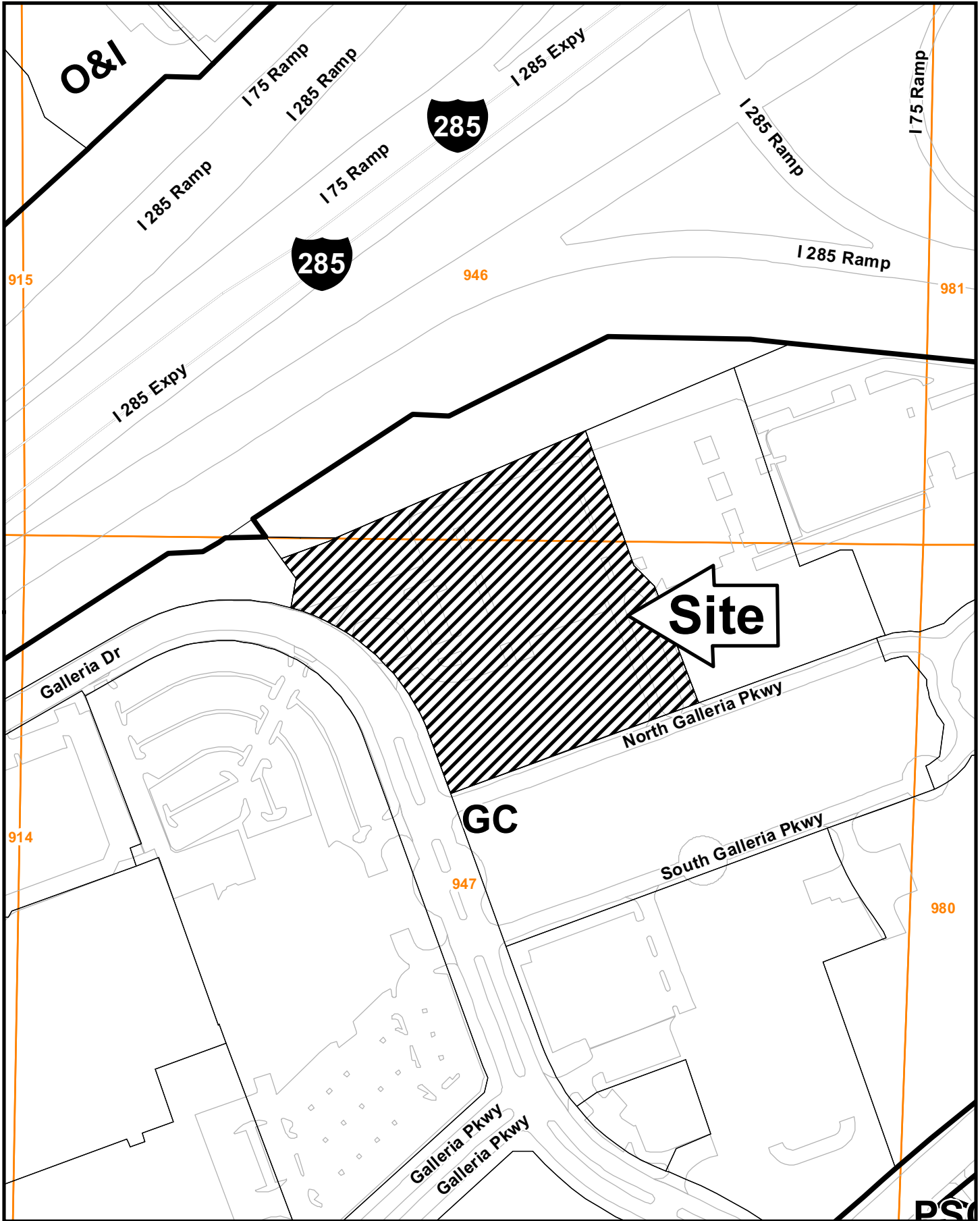
WATER: No conflict

SEWER: No conflict. All structures appear to be sufficient distance from sewer easement

APPLICANT: RaceTrac Petroleum, Inc. **PETITION No.:** V-9

FIRE DEPARTMENT: NO 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.

V-9-2017 GIS



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



Application for Variance Cobb County

(type or print clearly)

Application No. V-9
Hearing Date: January 11, 2017

Applicant RaceTrac Petroleum, Inc. Phone # 770-431-7600 E-mail dbrown@racetrac.com

Parks F. Huff, Esq./Adam J. Rozen, Esq Address 376 Powder Springs Street, Suite 100
(representative's name, printed) (street, city, state and zip code)

[Handwritten signature]
(representative's signature)

Phone # 770-422-7016 E-mail phuff@slhb-law.com

Signed, sealed and delivered in presence of

My commission expires: 2-6-20



Titleholder See attached Exhibit "A" Phone # _____ E-mail _____

Signature _____ Address: _____
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property GC General Commercial

Location 200 Galleria Parkway
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 947 District 17 Size of Tract 4.93 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property Shape of Property Topography of Property _____ Other _____

Does the property or this request need a second electrical meter? YES _____ NO

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance:

The calculation of sign size relates only to the linear feet of a wall and does not account for the overall size of the building or the height of the sign.

List type of variance requested: Sections 134-314 to allow a 1,200 square foot sign for a corporate headquarters.

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

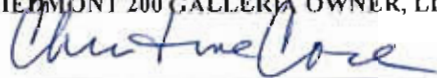
Application No.: V-_____ (2016)

Hearing Date: January 11, 2017

Applicant: RaceTrac Petroleum, Inc.

Titleholder: Piedmont 200 Galleria Owner, LLC

PIEDMONT 200 GALLERIA OWNER, LLC



By: CK-Suburban Atlanta Brokerage, LLC,
as Agent for Owner

By: Childress Klein Properties, Inc., its Manager

Date Executed: 11-9-16

Signed, sealed, and delivered in the presence of:



Notary Public

Suzanne A. Davis
Notary Public, Cobb County, GA

Commission Expires: My Commission Expires August 12, 2018

MAIN CLOUD SIGN
SCALE: 3/16" = 1'-0"

OPTION 1b ILLUM. CABINET SIGN / FACE LIT CHANNELS

1185.6 SF

PRELIMINARY
FOR PERMITTING PURPOSES ONLY

flex face graphic:



71'-9 1/2" cabinet

50'-3 1/4"

Existing wall by Others

16'-6" cabinet
9'-3" 7'-11"



3'-0" to bottom of sign - TBV

140'-0" backer

Electrical by Others

V-9
(2017)
Exhibit

SETBACK FROM
FRONT WALL TO BE
DETERMINED BY VISIBILITY
SURVEY

8" cabinet

3" deep
letters

**BKGD
STRUCTURE:**
All details to be provided for backer. Engineering required for wind load requirements & fabrication structure to be constructed of steel tube framework in sections; Angle iron kick bracing as required for back bracing structure to be skinned with solid sheeting. 125 alum
OPTIONAL - skinned with .125 perforated alum. 4' x 10' sections seamed as required
Holes are .50 diameter / 11/16" on centers to allow 48% visibility
PAINT COLOR OF STRUCTURE TO MATCH GRANITE VENEER ON BUILDING

CABINET:
8" deep extruded cabinet w/ bleed tension retainer system
FACE:
3M Envision FS-1 White flexible substrate material w/ digitally printed graphics to match color's shown
ILLUMINATION:
White led's - Power supplies to be remote, installed to backside of bkgd. structure

CHANNEL LETTERS - FACE LIT:
FACES:
.187 #7328 White polycarbonate faces
RETAINERS:
1" metal retainers painted Blue
RETURNS:
3" deep .090 alum returns painted Blue
BACKS:
125 alum. backs - insides painted White
ILLUMINATION:
White led's - Power supplies to be remote, installed to backside of bkgd. structure
INSTALL:
Letters installed to cabinet back using 1/4" all thread fasteners & grommets at all attachment points thru flex face; Letters flush to face

INSTALL LOCATION:
Roof top facing front of building; installed on custom fabricated structure



SIMULATED NIGHT TIME VIEW



Partner with the best.



CLIENT:
RACE TRAC CORPORATION
2800 CALDWELL PARKWAY
ATLANTA, GA 30339

TICKET NO.: 414280
DATE: 11/1/16
DESIGNER: WY
PROJECT MANAGER: DAVE HOLBROOK
ELECTRONIC FILE NAME: RACE TRAC 2016 GA CORPORATE HQ - ATLANTA

REVISION HISTORY:
11/2/16 VIV REVISION COMMENTS & TRACKS

RECEIVED
NOV 10 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

NOTE: PRINTS ARE THE EXCLUSIVE PROPERTY OF MC SIGN COMPANY. ANY UNAUTHORIZED USE OR DUPLICATION WILL RESULT IN A 20% CHARGE PER COPIER FOR THE VALUE OF THE DISPLAY. © MC SIGN CO. 1998

Corporate Office:
8959 Tyler Boulevard
Mentor, Ohio 44060
440-209-6200
800-627-4460

334 Industrial Park Road
Bluefield, Virginia 24615

877-779-9977



FACING STADIUM
SCALE: 1/32" = 1'-0"

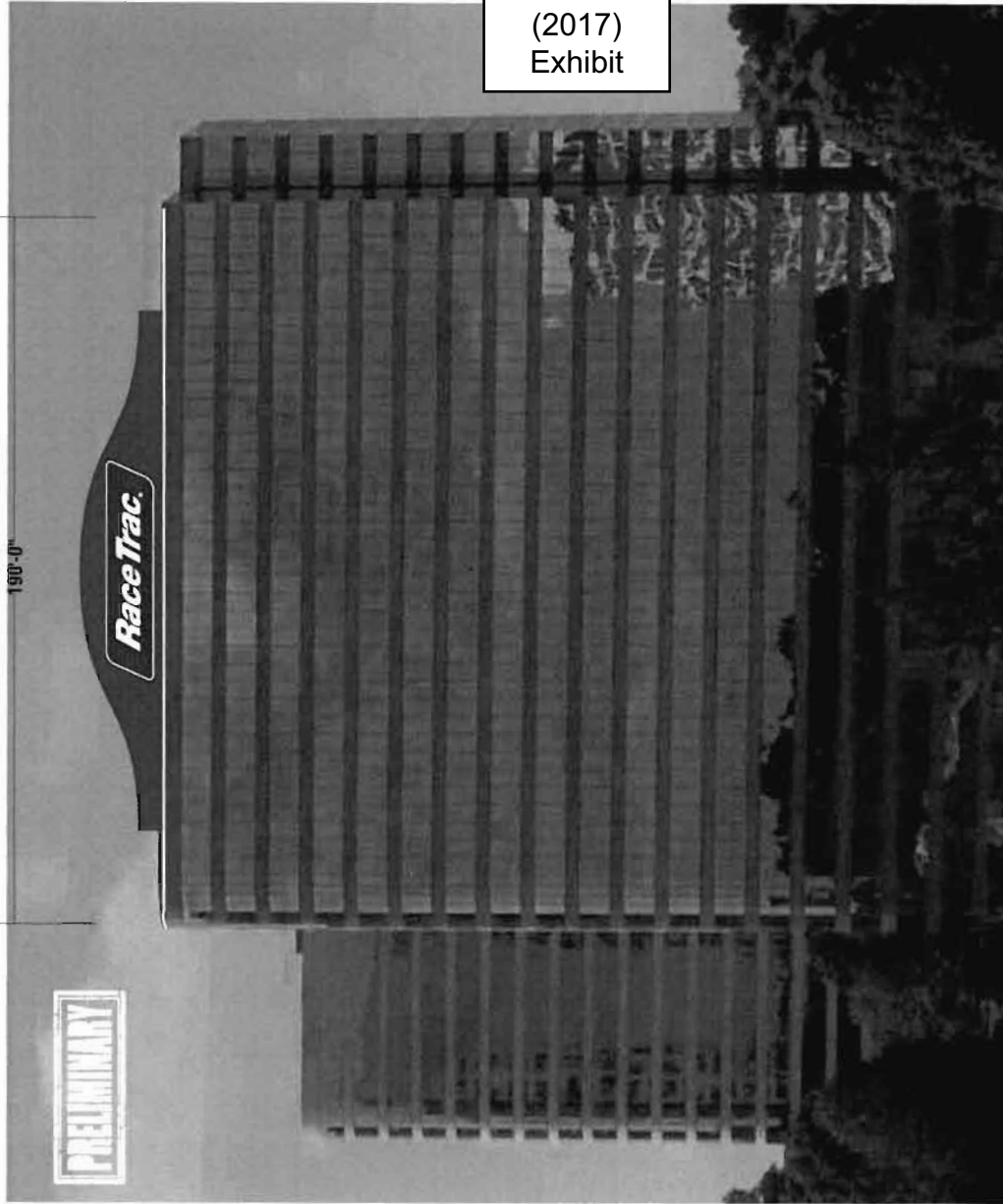
OPTION 1b ILLUM. CABINET SIGN / FACE LIT CHANNELS
1184.6 SF

100'-0"

PRELIMINARY

RaceTrac.

V-9
(2017)
Exhibit



Partner with the best.



www.mcsign.com

CLIENT



ADDRESS:
RACE TRAC CORPORATE HQ
200 GALLERIA PARWAY
ATLANTA, GA 30339

PAGE NO.:
7

TICKET NO.:
414260

PROJECT MANAGER:
DAVE HIGBROOK

DATE:
11/7/16

DESIGNER:
Vn

ELECTRONIC FILE NAME:
RACE TRAC 2016/GA CORPORATE HQ - ATLANTA

REVISION HISTORY:
1.1/4/16 Vn Revised options & specs

APPROVAL DATE:

CLIENT SIGNATURE:



Corporate Office:
8959 Tyler Boulevard
Mentor, Ohio 44060
440-209-6200
800-627-4460

334 Industrial Park Road
Bluefield, Virginia 24605
877-779-9977



NOTE: PRINTS ARE THE EXCLUSIVE PROPERTY OF MC SIGN COMPANY. ANY UNAUTHORIZED USE OR DUPLICATION WILL RESULT IN A 20% CHARGE PER OCCURRENCE PER SIGN CO 1980

NIGHT VIEW

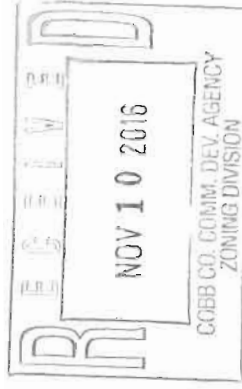
OPTION 1b ILLUM. CABINET SIGN / FACE LIT CHANNELS
1184.6 SF

OPTION A ACCENT LIGHTING face lighting

WHITE or RGB led border



V-9
(2017)
Exhibit










Corporate Office:
 8959 Tyler Boulevard
 Mentor, Ohio 44060
 440-209-6200
 800-627-4460

334 Industrial Park Road
 Bluefield, Virginia 24605
 877-779-9977

CLIENT SIGNATURE: _____

APPROVAL DATE: _____

REVISION HISTORY:

NO.	DESCRIPTION	DATE

TICKET NO.: 41426
 PROJECT MANAGER: DAVE HULBROOK
 DATE: 11/4/16
 DESIGNER: VIV

CLIENT: RACE TRAC
 ADDRESS: RACE TRAC CORPORATE HQ
 800 GALLERIA PARKWAY
 ATLANTA, GA 30339

PAGE NO.: 8
 ELECTRONIC FILE NAME:
 RACE TRAC-20161016-GA-CORPORATE HQ - ATLANTA





Partner with the best.
 www.mcsign.com

NOTE: PRINTS ARE THE EXCLUSIVE PROPERTY OF MC SIGN COMPANY. ANY UNAUTHORIZED USE OR DUPLICATION WILL RESULT IN A 20% CHARGE PER OCCURRENCE PER THE VALUE OF THE DISPLAY. © MC SIGN CO. 1993