

Z-8  
(2017)

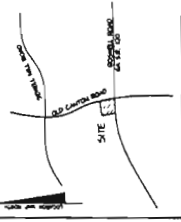
**Harkleroad and Associates**  
Engineers - Land Surveyors  
1608 First Lane, Building A, Suite 100, Franklin, TN 37076  
Phone (770) 962-1996 / Fax: (770) 962-1998  
HARKLEROAD PROJECT 6131

THESE PLAYS ARE SELECTED  
TO PROVIDE COORDINATE WORK  
AND USE OF BAME WORKERS  
THE DIVERSITY WITHIN  
NATIONALITY OF AFRICAN

**Racetrac**  
RACETRAC PETROLEUM, INC.  
3225 DUMFRIES ROAD  
SUITE 100 ATLANTA, GA 30339

DATE	SCALE	DRAWN BY	RD
01-03-2017	1"=20'		
ZONING PLAN		RACETRAC STORE NO. 1238	
3703 ROSWELL ROAD		LL 910, 16TH DISTRICT, 2ND SECTION	
0088 COUNTRY, GEORGIA			

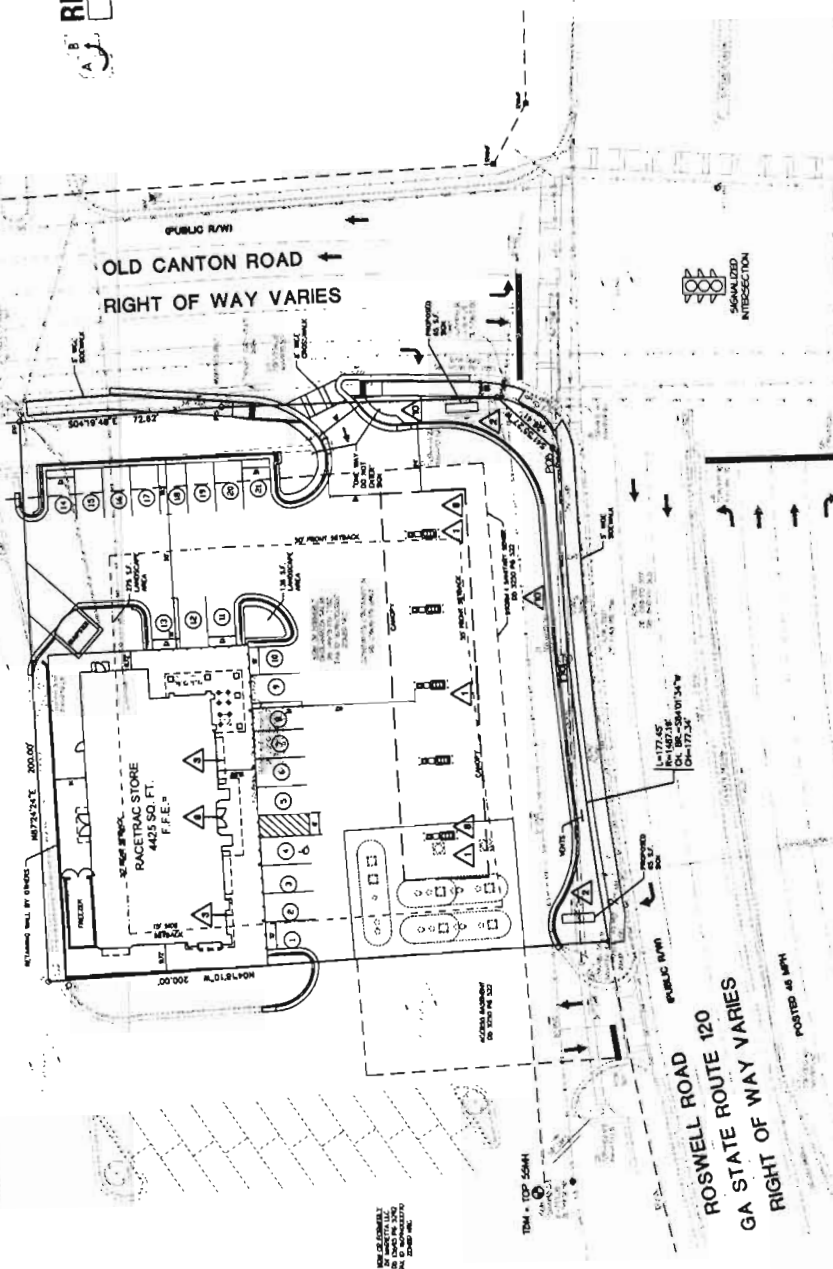
VICINITY MAP N.T.S.



ZONING ITEMS:

- 1 PRICE SIGN ON CANOPY.
- 2 65 S.F. SIGN
- 3 AWNING GRAPHICS.
- 4 EXCEED 120 S.F. SIGMAGE
- 5 LED COPY AREA.
- 6 200 L.F. ROOF FRONTAGE FOR LED COPY AREA.
- 7 EXCEED 70% IMPERVIOUS SURFACING IN 30' SETBACK PROPOSED 3200 S.F. (81%)
- 8 ALLOW \$2 S.F. CANOPY SIGN.
- 9 ALLOW RACETRAC SIGN ON THE BUILDING ENTRANCE OVERHANG.
- 10 REDUCTION IN 8 FOOT LANDSCAPE STRIP REQUIREMENT.

**REVISED**



NOW OF FORMERLY  
 DE MAGNETTA LLC  
 26 DAVIS RD. 3RD  
 FL. O BOSTON, MA 02128

ROSWELL ROAD  
STATE ROUTE 120  
GA STATE ROUTE 120  
RIGHT OF WAY VARIES

POSTED 46 MARCH

[illegible][illegible]

**APPLICANT:** RaceTrac Petroleum, Inc.

**PHONE#:** N/A **EMAIL:** N/A

**REPRESENTATIVE:** Parks F. Huff

**PHONE#:** (770) 422-7016 **EMAIL:** phuff@slhb-law.com

**TITLEHOLDER:** Gholamreza Salimi

**PROPERTY LOCATION:** Northwest corner of Roswell Road and

Old Canton Road

(3101 Roswell Road)

**ACCESS TO PROPERTY:** Old Canton Road and Roswell Road

**PHYSICAL CHARACTERISTICS TO SITE:** Auto service and

carwash

#### **CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** NRC/Olde Mill Shopping Center

**SOUTH:** NS/Frankie's Italian Ristorante

**EAST:** O&I/Milwood Park Office Park

**WEST:** PSC/McDonald's

#### *Adjacent Future Land Use:*

North: Neighborhood Activity Center (NAC)

East: Neighborhood Activity Center (NAC)

South: Neighborhood Activity Center (NAC)

West: Neighborhood Activity Center (NAC)

**PETITION NO:** Z-8

**HEARING DATE (PC):** 02-07-17

**HEARING DATE (BOC):** 02-21-17

**PRESENT ZONING:** NRC w/Stipulations

**PROPOSED ZONING:** NRC w/Stipulations

**PROPOSED USE:** Convenience Market with

Fuel Sales

**SIZE OF TRACT:** 0.874 ac

**DISTRICT:** 16

**LAND LOT(S):** 910

**PARCEL(S):** 20

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 2

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

#### **PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **VOTE** \_\_\_\_\_

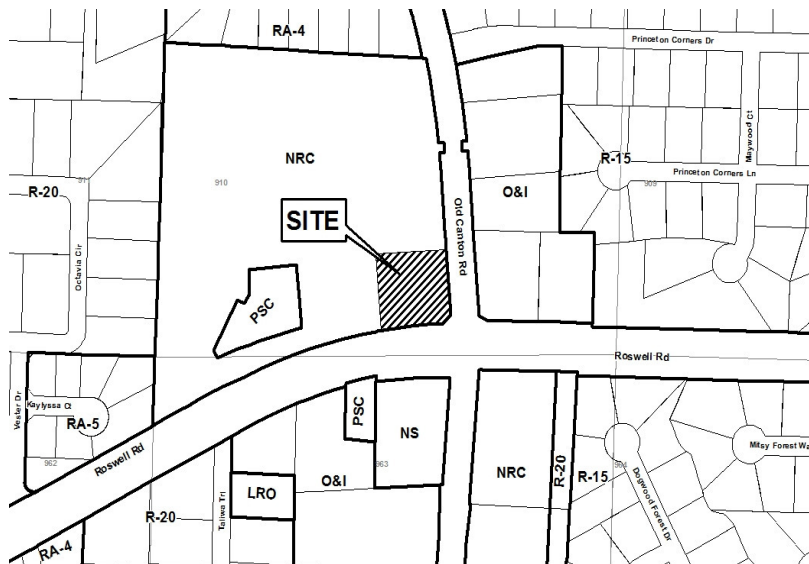
#### **BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

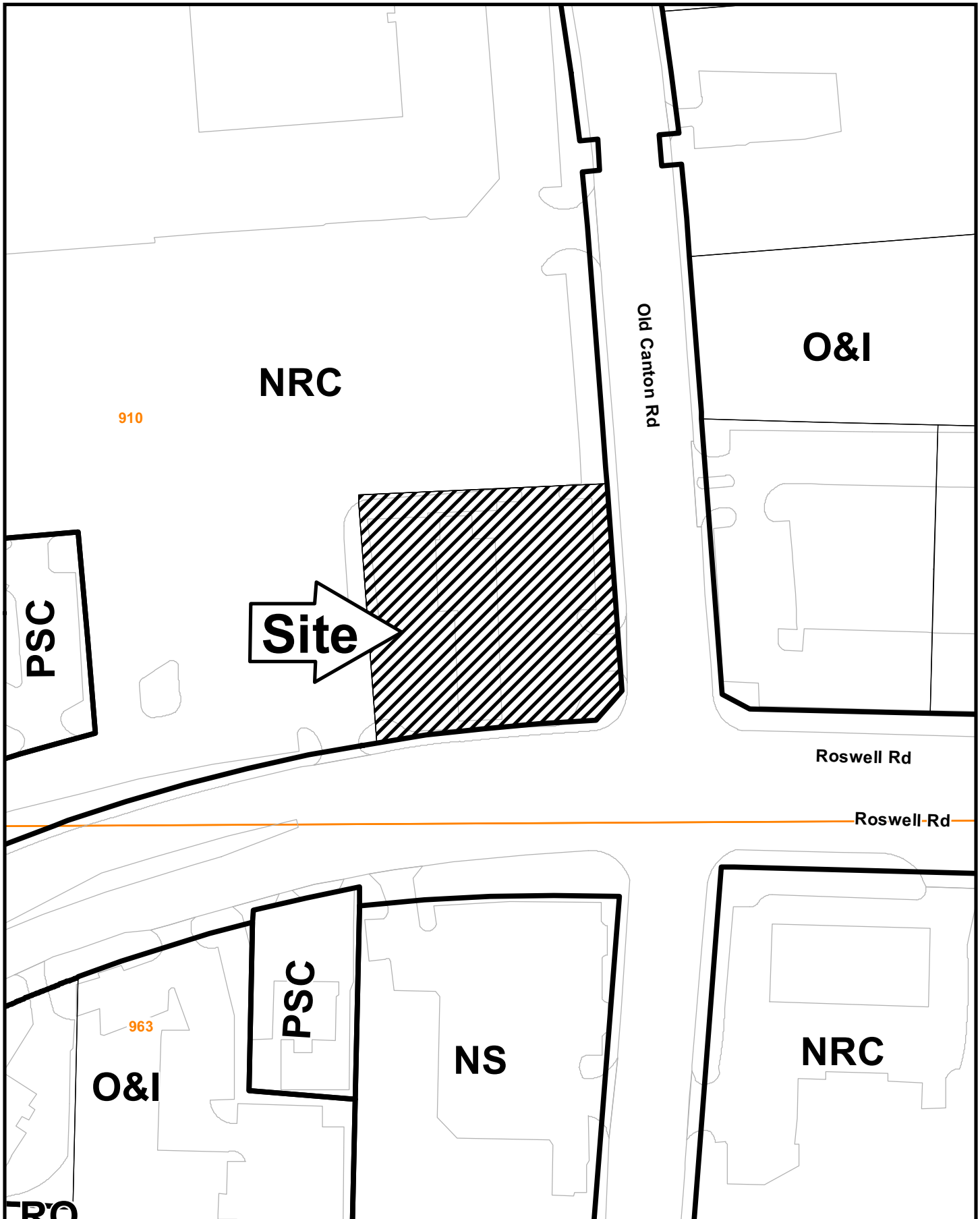
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **VOTE** \_\_\_\_\_

**STIPULATIONS:**



# Z-8-2017 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

**APPLICANT:** RaceTrac Petroleum, Inc.

**PETITION NO.:** Z-8

**PRESENT ZONING:** NRC w/Stipulations

**PETITION FOR:** NRC w/Stipulations

\*\*\*\*\*

**ZONING COMMENTS:**

**Staff Member Responsible:** Jason A. Campbell

**Land Use Plan Recommendation:** Neighborhood Activity Center (NAC)

**Proposed Number of Buildings:** 1 **Total Square Footage of Development:** 4,085

**F.A.R.:** 0.107 **Square Footage/Acre:** 4,673

**Parking Spaces Required:** 8 **Parking Spaces Provided:** 20

Applicant is requesting the Neighborhood Retail Commercial (NRC) zoning district to allow the development of a convenience store with fuel sales. In 2010, the property was zoned to NRC (Z-17) to a site plan for a drugstore. The hours of operation will be 24 hours per day, seven days per week. The architecture will be brick as shown on the attached elevations. The site plan indicates 12 outdoor/patio dining seats.

The proposed site plan will require the following contemporaneous variances

1. Waiving the side setback from 15 feet to 8 feet;
2. Waiving the rear setback from 30 feet to 9 feet;
3. Waiving the maximum impervious surface coverage from 70% to 87%;
4. Allowing price sign on canopy;
5. Allowing two 65 square-foot signs;
6. Allowing awning graphics;
7. Allowing signage to exceed 120 square feet;
8. Allowing LED canopy area;
9. Allowing 200 linear feet of road frontage for LED copy area;
10. Allowing 52 square-foot canopy sign;
11. Allowing RaceTrac sign on the building entrance overhang; and
12. Allowing a reduction in the 8-foot landscape strip requirement.

**Cemetery Preservation:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

**SCHOOL COMMENTS:**

Approval of this petition will not have an impact on the enrollment at Cobb County schools.

\*\*\*\*\*

**APPLICANT:** RaceTrac Petroleum

**PETITION NO.:** Z-08

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**FIRE COMMENTS:**

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE. New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This message is to serve as an early notification to owners and developers for budgeting purposes.

**APPLICANT: Race Trac Petroleum, Inc.**  
**PRESENT ZONING: NRC with Stipulations**

**PETITION NO.: Z-8**  
**PETITION FOR: NRC with Stipulations**

\*\*\*\*\*

**PLANNING COMMENTS:**

The applicant is requesting a rezoning from NRC with stipulations to NRC with stipulations for the purpose of a convenience market with fuel sales. The 0.874 acre site is located on the northwest corner of Roswell Road and Old Canton Road (3101 Roswell Road)

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary? ☐ Yes ☒ No  
If yes, has the city of \_\_\_\_\_ been notified? ☐ Yes ☒ No / N/A

Comprehensive Plan

The parcel is within a Neighborhood Activity Center (NAC) future land use category, with NRC with stipulations zoning designation. The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

North: Neighborhood Activity Center (NAC)  
East: Neighborhood Activity Center (NAC)  
South: Neighborhood Activity Center (NAC)  
West: Neighborhood Activity Center (NAC)

Master Plan/Corridor Study

The property is not located within the boundary of a Plan or Corridor Study.

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.

**APPLICANT: Race Trac Petroleum, Inc.**  
**PRESENT ZONING: NRC with Stipulations**

**PETITION NO.: Z-8**  
**PETITION FOR: NRC**  
**with Stipulations**

\*\*\*\*\*

**PLANNING COMMENTS:**

CONT.

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.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

*Special Districts*

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

☐ Yes ☒ No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

☐ Yes ☒ No

Is this property within the Six Flags Special Service District?

☐ Yes ☒ No

Is the property within the Dobbins Airfield Safety Zone?

☐ Yes ☒ No

If so, which particular safety zone is this property within?

☐ CZ (Clear Zone) ☐ APZ I (Accident Potential Zone I)

☐ APZ II (Accident Potential Zone II)

☒ Bird / Wildlife Air Strike

APPLICANT RaceTrac Petroleum Inc

PETITION NO. Z-008

PRESENT ZONING NRC w/stips

PETITION FOR NRC w/stips

\*\*\*\*\*

**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): 20" DI / W side of Old Canton Road

Additional Comments: Existing water customer. Also 10" DI / N side of Roswell Road.

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: Sutton

Plant Capacity: ☒ Available ☐ Not Available

Line Capacity: ☒ Available ☐ Not Available

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

Dry Sewers Required: ☐ Yes ☒ No

Off-site Easements Required: ☐ Yes\* ☒ No  
Flow Test Required: ☐ Yes ☒ No  
Letter of Allocation issued: ☐ 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

Septic Tank Recommended by this Department: ☐ Yes ☒ No

Subject to Health Department Approval: ☐ Yes ☒ No

Additional Existing sewer customer  
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: RaceTrac Petroleum, Inc.

PETITION NO.: Z-8

PRESENT ZONING: NRC with stips

PETITION FOR: NRC with stips

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**STORMWATER MANAGEMENT COMMENTS**

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

DRAINAGE BASIN: Sewell Mill 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 CONDITIONS

- ☐ 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 existing downstream receiving system.

APPLICANT: RaceTrac Petroleum, Inc.

PETITION NO.: Z-8

PRESENT ZONING: NRC with stips

PETITION FOR: NRC with stips

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<b>STORMWATER MANAGEMENT COMMENTS – Continued</b>
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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 project site.
- ☐ Revisit design; reduce pavement area to reduce runoff and pollution.

ADDITIONAL COMMENTS

1. This site is located at the northwest intersection of Roswell and Old Canton Roads. The site was previously a gas station, but currently operated as a car wash and emissions inspection station. The entire site drains to the east into the existing stormwater infrastructure within the Roswell Road R/W.
2. The proposed stormwater management facility will be located underground at or near the southeast corner of the site. The pond discharge must be tied directly to the existing stormwater system located within the Roswell Road R/W.
3. Fueling centers are considered water quality “hot-spots” and require additional best management practices to prevent contamination of stormwater runoff. An oil/water separator will be required to pre-treat runoff from the fueling bay area prior to discharge into the detention system.

**APPLICANT:** RaceTrac Petroleum, Inc.

**PETITION NO.:** Z-8

**PRESENT ZONING:** NRC w/Stipulations

**PETITION FOR:** NRC w/Stipulations

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**TRANSPORTATION COMMENTS:**

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Roswell Road	38,900	Arterial	45 mph	Georgia DOT	100'
Old Canton Road	18,250	Arterial	35 mph	Cobb County	100'

*Based on 2008 traffic counting data taken by Cobb County DOT for Roswell Road.*

*Based on 2016 traffic counting data taken by Cobb County DOT for Old Canton Road.*

**COMMENTS AND OBSERVATIONS**

Roswell 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.

Old Canton 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.

**RECOMMENDATIONS**

Recommend applicant consider entering into a development agreement pursuant to 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 west side of Old Canton Road, a minimum of 50' from the roadway centerline.

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

Recommend entrance on Old Canton Road be restricted to right-in only.

Recommend entrance on Old Canton Road be a maximum of 18' wide to accommodate one-way traffic only.

Recommend sidewalk along the frontage of Roswell Road and Old Canton Road.

Recommend GDOT permits for all work that encroaches upon State right-of-way.

## **STAFF RECOMMENDATIONS**

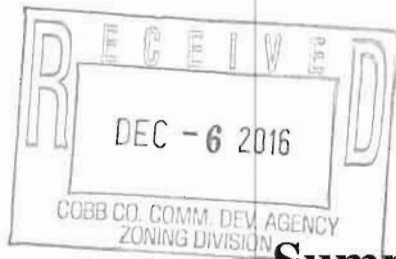
### **Z-8 RACETRAC PETROLEUM, INC.**

- 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 area is developed with retail, restaurants, another convenience store with fuel sales, offices and single-family residential subdivisions.
- 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 property has been utilized for a car services and carwash business, and was once an Exxon gas station.
- 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 as being within the Neighborhood Activity Center (NAC) land use category. The requested NRC and proposed use are compatible with the NAC land use 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 as a business conducting light auto repair work. The property is at the northwest corner of an intersection that is in the NAC land use category. The property at the southeast intersection was zoned for a similar use in 2015 (Z-73).

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

- 1. Site plan received by the Zoning Division on January 20, 2017, with the District Commissioner approving minor modifications;
- 2. Variances mentioned in the Zoning Comments;
- 3. Fire Department comments and recommendations;
- 4. Water and Sewer Division comments and recommendations;
- 5. Stormwater Management Division comments and recommendations;
- 6. Department of Transportation comments and recommendations; and
- 7. 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.**



Application No. Z- 0

PC Hearing: Feb. 7, 2017  
BOC Hearing: Feb. 21, 2017

## Summary of Intent for Rezoning\*

.....  
**Part 1. Residential Rezoning Information (attach additional information if needed)**

- a) Proposed unit square-footage(s): N/A
- 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 with fuel sales
- b) Proposed building architecture: Brick commercial building (rendering provided).
- c) Proposed hours/days of operation: 24 hours day/7 days/week
- d) List all requested variances: To be determined.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

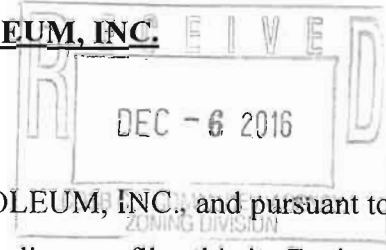
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.....  
**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?**

(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).      None known at this time.

\* The Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.

**ZONING IMPACT STATEMENT FOR THE REZONING APPLICATION**  
**OF RACETRAC PETROLEUM, INC.**



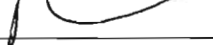
COMES NOW, RACETRAC PETROLEUM, INC., and pursuant to Section 134-121(a)(7) of the Cobb County Zoning Ordinance, files this its Zoning Impact Statement, as follows:

- A. The zoning proposal will permit a use of the property that is suitable in the context of the development and existing zonings along Roswell Road and Old Canton Road. The Subject Property is located at a major intersection of said roadways and was previously used as an Exxon service station. This area of Roswell Road and Old Canton Road has been commercially used for many years. The development will replace a car wash that operates out of an old Exxon gas station.
- B. The zoning proposal is to rezone the Subject Property from the existing use and site plan specific Neighborhood Retail Commercial (NRC) classification to Neighborhood Retail Commercial (NRC) – Conditional which will be in compliance with the properties' land use designation of Neighborhood Activity Center (NAC).
- C. The Subject Property, as presently zoned, does not have a reasonable economic use. The proposed zoning condition change will allow for a higher and better use of the Subject Property in this Neighborhood Activity Center.
- D. The zoning proposal will have no adverse impact upon the existing County infrastructure including, but not limited to, existing streets, transportation facilities, utilities or schools. Retail and commercial development has no effect on schools and minimal effect on utilities and transportation facilities.

- E. The zoning proposal is consistent with the Neighborhood Activity Center (NAC) land use designation as defined by Cobb County's Comprehensive Land Use Plan and Future Land Use Map. The current zoning of NRC is consistent with the NAC designation as well as in conformity with the policy and intent of the Comprehensive Land Use Plan.
- F. The zoning proposal is consistent with the current conditions affecting the development of this property. The Subject Property is located at a major intersection, with Roswell Road being a four-lane roadway with divided median. The location will allow for access to the proposed convenience market with fuel sales off Roswell Road and Old Canton Road. Additionally, considered in the context of development at this intersection, there are no established land use planning principles or political considerations which would vitiate the zoning proposal.

Respectfully submitted, this 5 day of December, 2016.

SAMS, LARKIN, HUFF & BALLI, LLP

By:   
PARKS F. HUFF  
Attorney for Applicant  
Ga. Bar No. 375010

**RACETRAC**  
NEW RACETRAC PROJECTS  
OFFICE: 3103 ROSWELL RD  
SUITE 100  
MARIETTA, GA 30067  
PHONE: 770.233.1111  
FAX: 770.233.1112  
WWW.RACETRACPROJECTS.COM

**HR**  
HILLTOP RESOURCES  
ARCHITECTURE  
ENGINEERING  
3008 Pleasant Hill Road  
Suite 100  
Dacula, Georgia 30070  
Phone: 770.233.1111  
www.hilltopresources.com

**REVISIONS**

NO.	DATE	DESCRIPTION
1	12/06/16	ISSUED FOR PERMIT

**Racetrac**  
NATIONAL OUTLET & SERVICE CENTER  
3103 ROSWELL RD  
SUITE 100  
MARIETTA, GA 30067  
770.233.1111

**PROJECT NAME**  
**OLD CANTON**  
**@ ROSWELL**

**GEORGIA**  
**3103 ROSWELL RD**  
**MARIETTA, GA 30067**  
**RACETRAC PROJECT NUMBER**  
**1238**

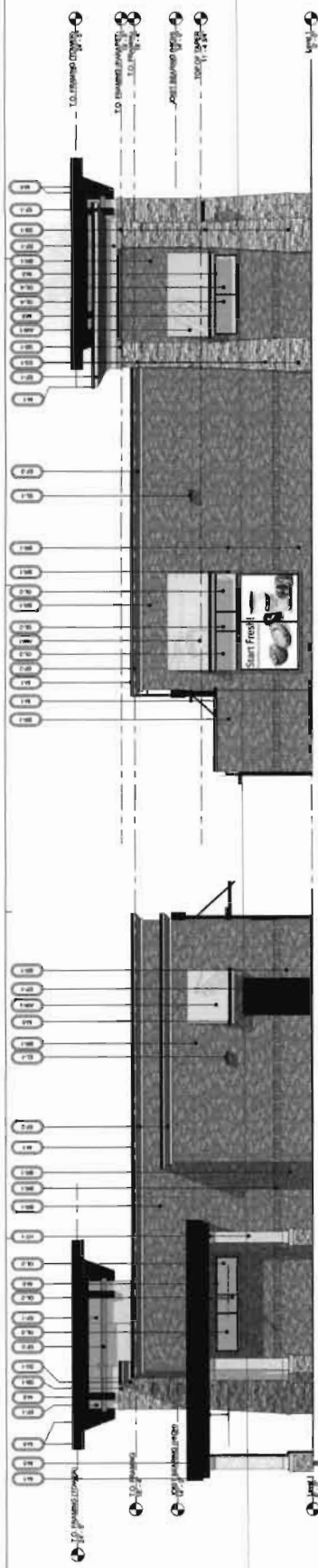
**PERMIT NUMBER**  
**2016 BB-BH-1005**  
**PLAN MODIFICATION NUMBER**  
**1238**

**PROFESSIONAL SEAL**  
STATE OF GEORGIA  
ARCHITECT  
JAMES H. HARRIS  
1238

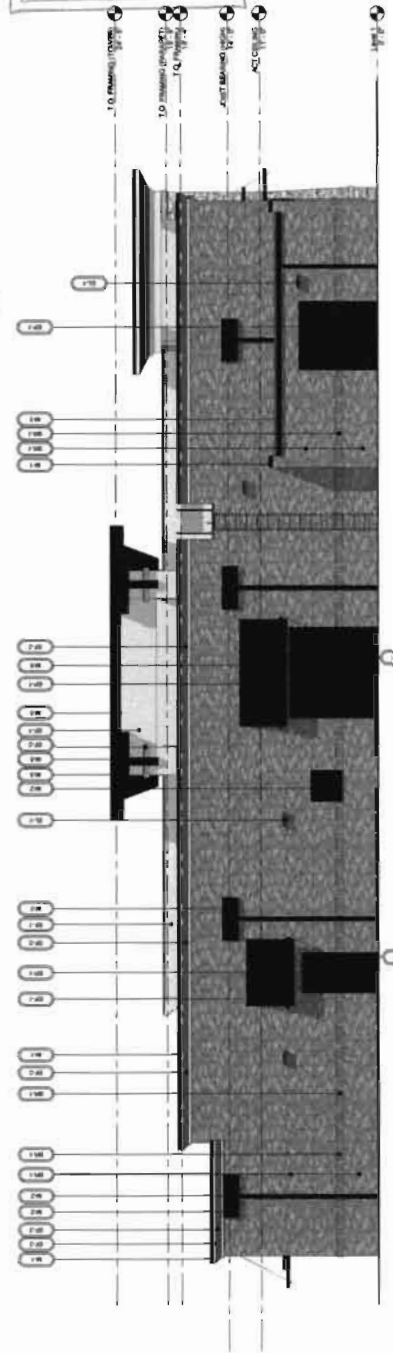
**PROJECT NAME**  
**OLD CANTON**  
**@ ROSWELL**  
**1238**

**SHEET NAME**  
**A30**  
**EXTERIOR ELEVATIONS**

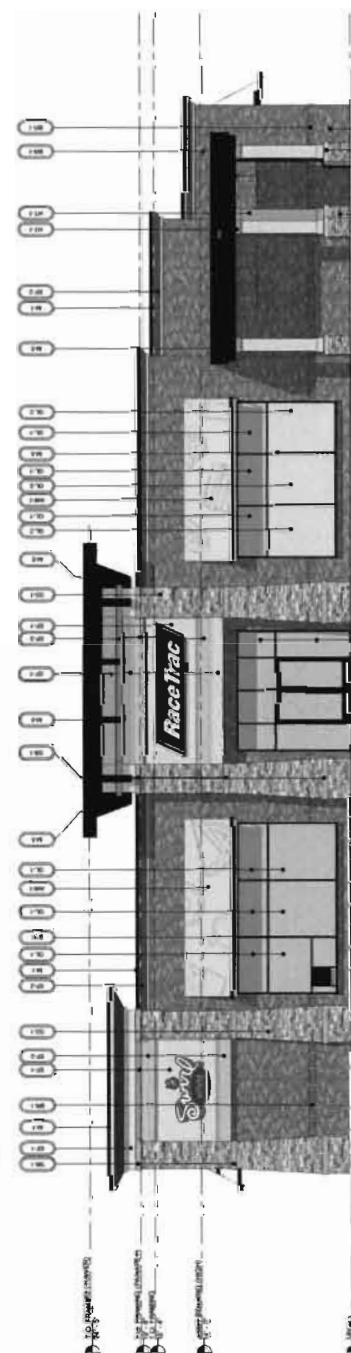
**NOT FOR CONSTRUCTION**



**3 RIGHT ELEVATION**  
SHEET 1 OF 2



**4 LEFT ELEVATION**  
SHEET 2 OF 2



**1 FRONT ELEVATION**  
SHEET 1 OF 2

**RECEIVED**  
**DEC - 6 2016**  
**COBB CO. COMM. DEV. AGENCY**  
**ZONING DIVISION**

**EXTERIOR MATERIAL SCHEDULE**

ID	MANUFACTURER	MATERIAL	COMMENTS
1	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
2	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
3	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
4	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
5	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
6	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
7	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
8	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
9	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
10	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
11	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
12	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
13	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
14	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
15	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
16	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
17	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
18	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
19	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
20	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
21	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
22	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
23	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
24	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
25	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
26	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
27	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
28	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
29	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
30	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
31	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
32	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
33	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
34	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
35	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
36	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
37	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
38	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
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41	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
42	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
43	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
44	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
45	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
46	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
47	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
48	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
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82	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
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85	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
86	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
87	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
88	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
89	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
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93	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
94	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
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96	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
97	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
98	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
99	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE
100	MAIRAMAR	MAIRAMAR STONE	USE EXTERIOR STONE