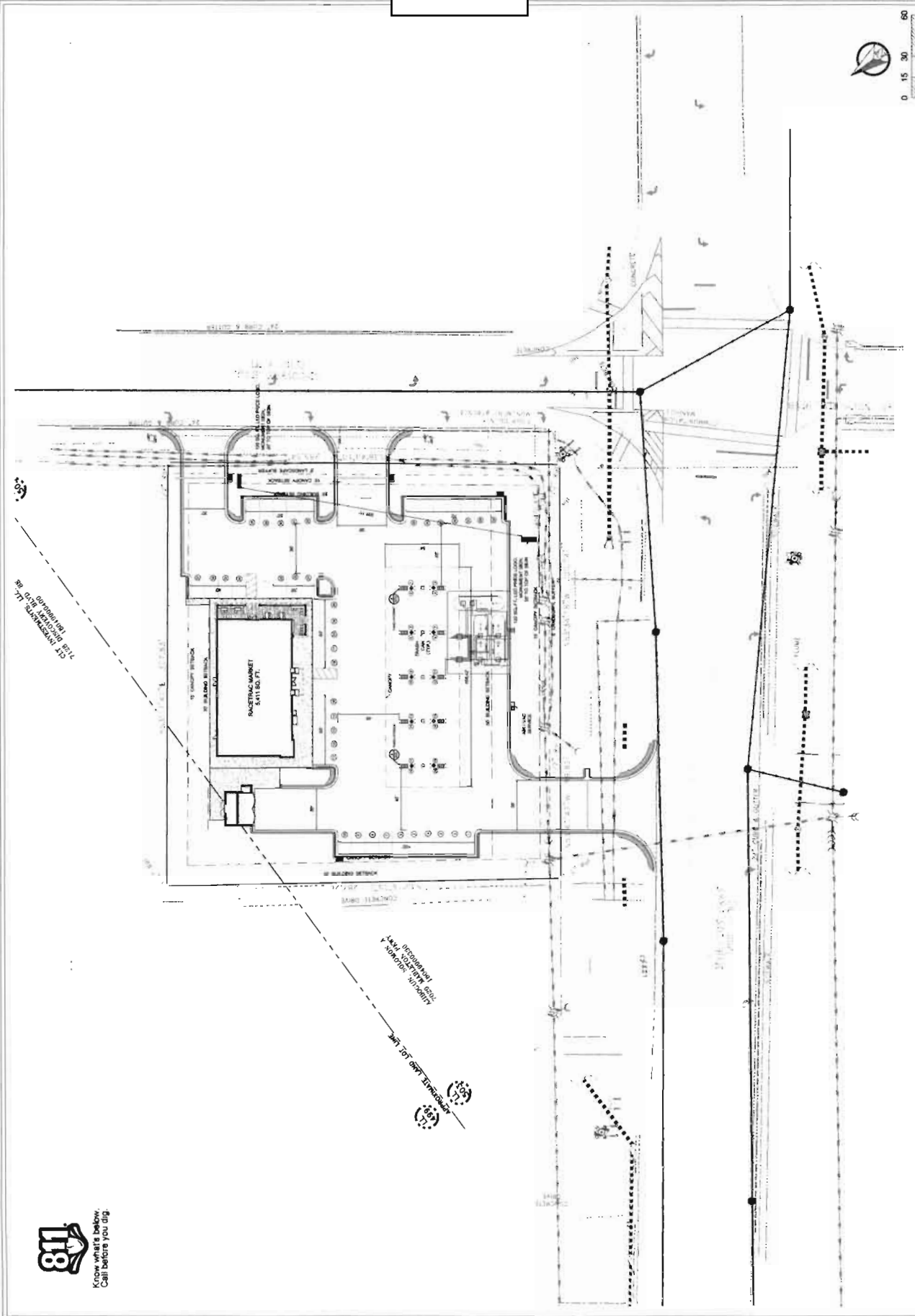
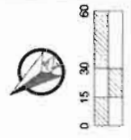


NO.	DATE

V-74  
(2017)

**RaceTrac**  
 THESE PLANS ARE  
 SUBJECT TO GENERAL  
 CONTRACT TERMS AND  
 CONDITIONS OF RACETRAC  
 PETROLEUM, INC. WHICH MAY  
 BE OBTAINED BY VISITING  
 THE WEBSITE  
 WWW.RACETRACPETROLEUM.COM  
 OR BY CONTACTING  
 RACETRAC PETROLEUM, INC.  
 3225 CHAMBERLAIN ROAD, SUITE 100  
 MARIETTA, GA 30067  
 (770) 431-7800

**SITE PLAN**  
 Project #1288 - Madison Proxy  
 Madison Proxy @ Discovery Blvd  
 Madison, Georgia  
 Cddb County



30' CITY WATER 12" DIAMETER  
 30' CITY SEWER 12" DIAMETER  
 30' GAS 12" DIAMETER

PROPOSED 30' CITY WATER  
 30' CITY SEWER  
 30' GAS



Know what's below.  
Call before you dig.

CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.

SHEET NO. C3  
 VERSION

**APPLICANT:** RaceTrac Petroleum Inc  
**PHONE:** Not Given  
**REPRESENTATIVE:** Parks F. Huff  
**PHONE:** 770-422-7016  
**TITLEHOLDER:** Shares Holding LLC  
**PROPERTY LOCATION:** On the northwest corner of  
Discovery Boulevard and Mableton Parkway  
(7035 Mableton Parkway).

**PETITION No.:** V-74  
**DATE OF HEARING:** 7-12-2017  
**PRESENT ZONING:** GC  
**LAND LOT(S):** 499, 503  
**DISTRICT:** 18  
**SIZE OF TRACT:** 1.99 acres  
**COMMISSION DISTRICT:** 4

**TYPE OF VARIANCE:** 1) Allow an accessory structure (proposed dumpster enclosure) to the side of the principal building; 2) allow the main RaceTrac parallelogram logo sign to protrude from the building face to 6' 5 5/8"; and 3) increase the maximum allowable electronic sign area from 32 square feet to 80 square feet per side.

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

**BOARD OF APPEALS DECISION**

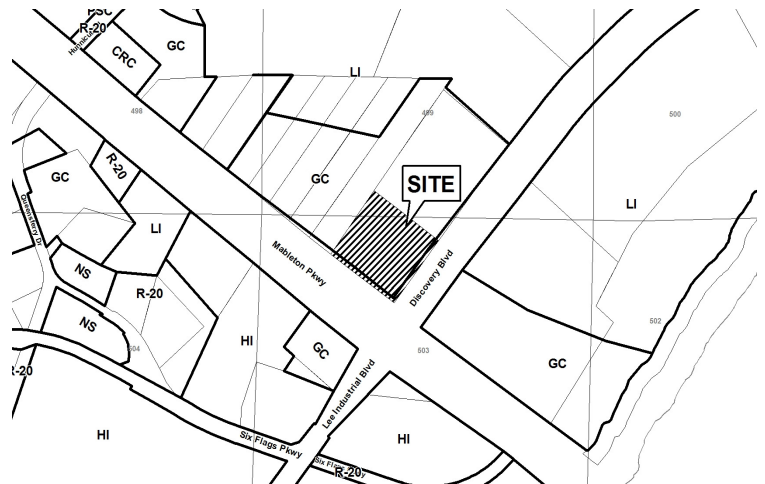
APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

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

HELD \_\_\_\_\_ CARRIED \_\_\_\_\_

STIPULATIONS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_



**APPLICANT:** RaceTrac Petroleum Inc      **PETITION No.:** V-74

\*\*\*\*\*

**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.

**DESIGN GUIDELINES:** No comments.

**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.

**WATER:** No conflict.

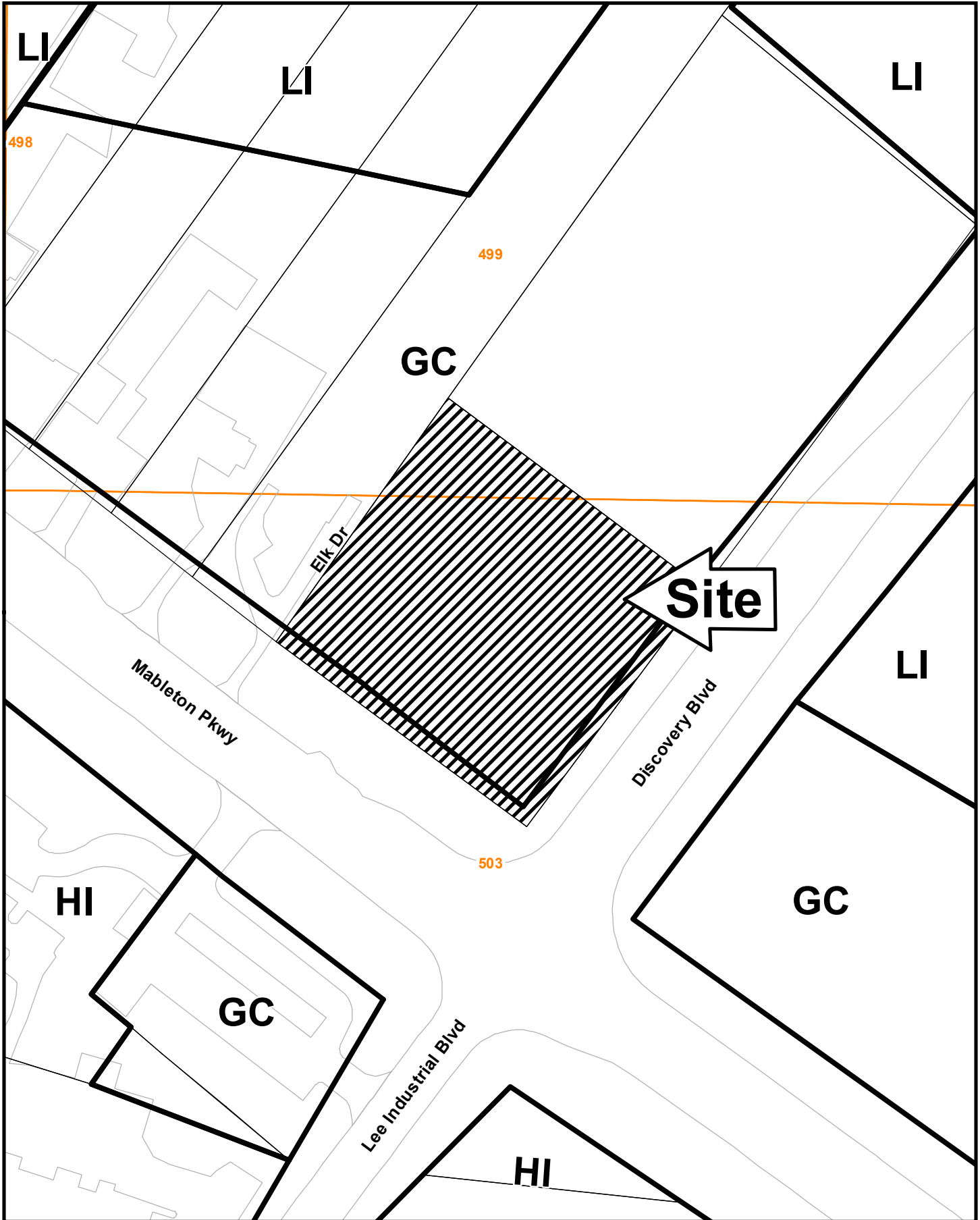
**SEWER:** No conflict.

**APPLICANT:** RaceTrac Petroleum Inc      **PETITION No.:** V-74

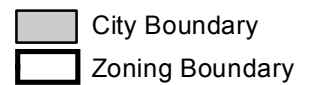
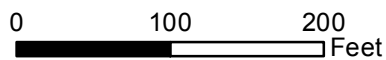
\*\*\*\*\*

**FIRE DEPARTMENT:** No comments.

# V-74 2017-GIS



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



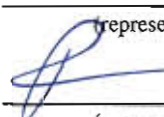
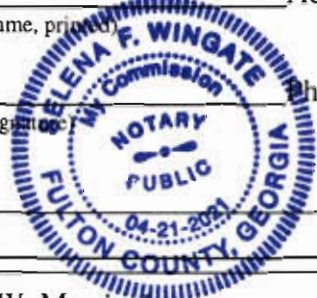
# Application for Variance Cobb County

revised

(type or print clearly)

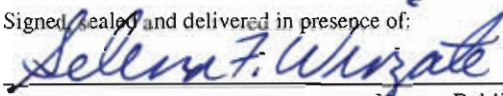
Application No. \_\_\_\_\_  
Hearing Date: 7/12/17  
**RECEIVED**  
JUN - 5 2017  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Applicant RaceTrac Petroleum, Inc. Phone # \_\_\_\_\_ E-mail \_\_\_\_\_  
SAMS, LARKIN, HUFF & BALLI, LLP  
Parks F. Huff Address 376 Powder Springs St., Ste. 100  
(street, city, state and zip code)

  
(representative's name, print)  
  
(representative's signature)

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

My commission expires: \_\_\_\_\_

Signed, sealed and delivered in presence of:  
  
Notary Public

Titleholder Thorton W. Morris, Jr. Phone # \_\_\_\_\_ E-mail \_\_\_\_\_

Signature See Attached Address: 1950 North Park Place, Atlanta, GA 30339  
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:  
\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

Present Zoning of Property GC

Location 7035 Mableton Parkway; northwest corner of Mableton Parkway and Discovery Boulevard  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 499 and 503 District 18 Size of Tract 1.99 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 X Topography of Property \_\_\_\_\_ Other \_\_\_\_\_

Does the property or this request need a second electrical meter? YES \_\_\_\_\_ NO X

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:

Patrons of RaceTrac would not be able to see the store signage without the sign protruding from the front elevation of the building. Additionally, customers would not be able to easily distinguish the fuel option prices unless the LED electronic square footage is allowed to be enlarged so that passing motorists can easily view the signage

List type of variance requested: \_\_\_\_\_

- 1) Allow the main RaceTrac parallelogram logo sign to protrude from the building face to 6' 5 5/8"
- 2) Allow 76 square feet of electronic copy signage for each face of free standing sign per Sec. 134-313 (o)2b for fuel option prices

6/9/18

JB 80

# Main Identification Sign - A1

SINGLE FACED  
QUANTITY 1  
40 SqFt Total

*Blade sign (48 inches) from surface*

*25 1/2" x 5 1/2" x 4*

13'-0 5/8"

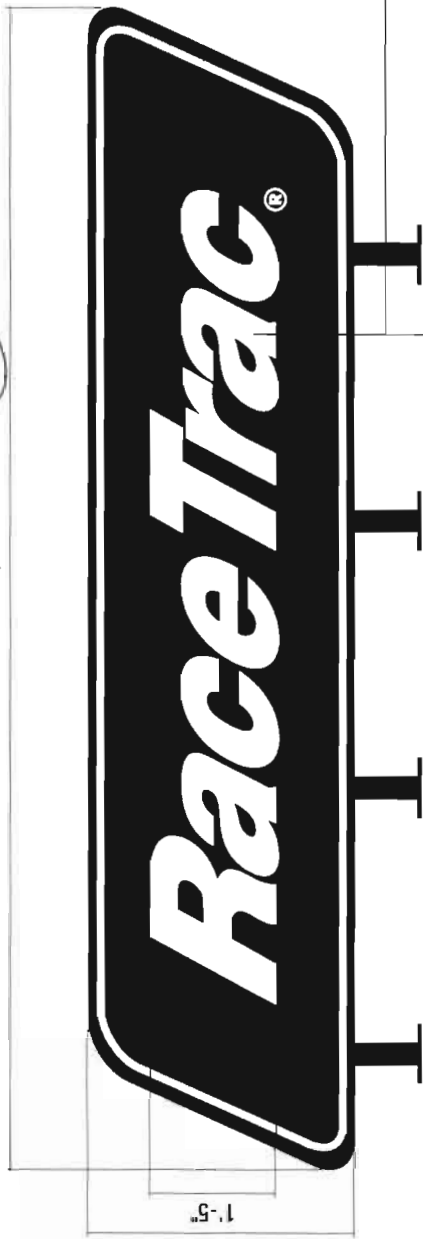


WHITE, FACE-LIT,  
**INDIVIDUAL  
CHANNEL LETTERS**  
WITH WHITE FACES  
AND BLUE FABRICATED  
RETAINERS AND RETURNS

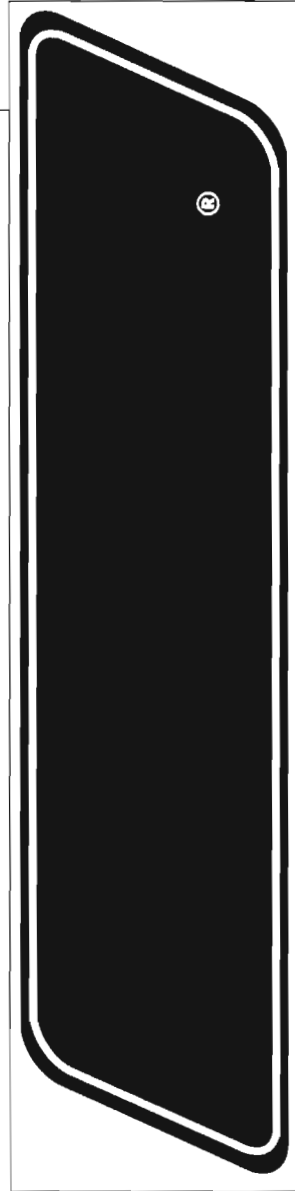
DIGITALLY PRINTED VINYL,  
SUPPLIED BY MIRATEC,  
ON FACE-LIT FACE

CABINET  
MOUNTING  
LEG

V-74  
(2017)  
Exhibit



9'-1 11/16"

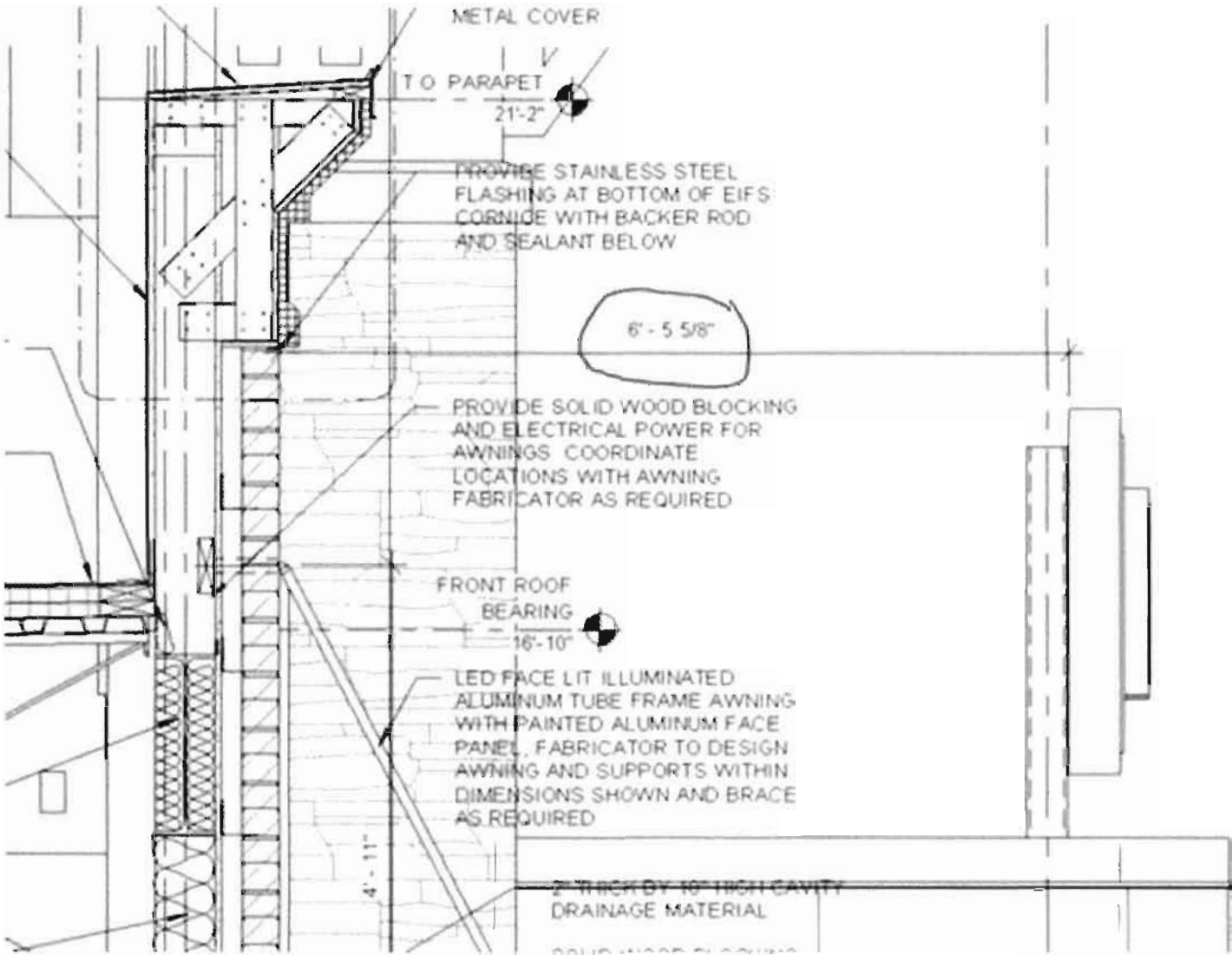


See Color Schedule on Page 2

GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE STATE AND LOCAL CODES. NO SUBSTITUTIONS ALLOWED.

V-74  
(2017)  
Exhibit

RECEIVED  
JUN - 5 2017  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION





# 120 SqFt Price Sign - 40" & 24" LED (N)

\*All sign components to be UL listed. All wiring to conform to UL specifications. Installation to be per NEC requirements. All signs to bear UL labels.

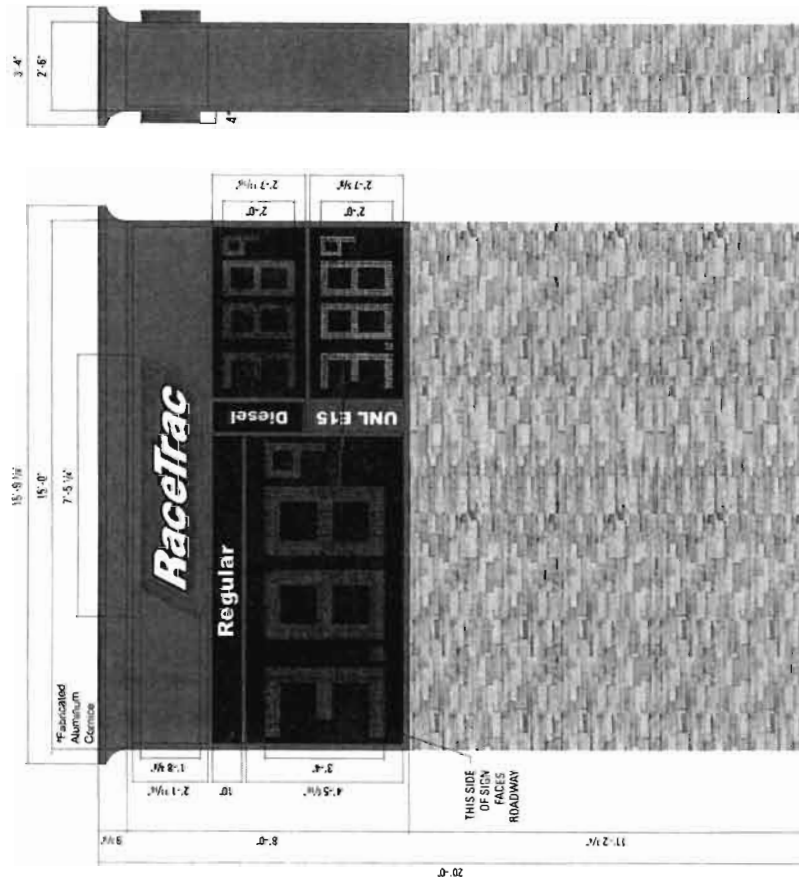
STAMPED, SEALED ENGINEERING REQUIRED

FOUNDATION INFORMATION PROVIDED BY RACETRAC. MANUFACTURER RESPONSIBLE FOR HAVING A LICENSED ENGINEER VALIDATE FOUNDATION DESIGN PRIOR TO INSTALL

DOUBLE FACED  
QUANTITY 1



Sloan Sign Box II  
LED Interior Illumination



### Specifications:

#### Sign Faces:

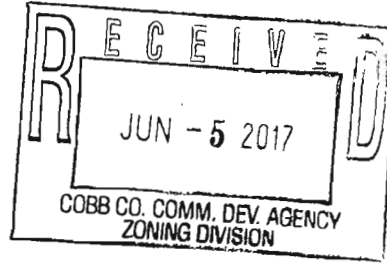
- Logo panel: Aluminum panel painted Bronze C3 with parallelogram mounted to the surface. Parallelogram to be channel letter-type construction with .177" thick Polycarbonate face panels with 2nd surface applied translucent vinyl graphics. Parallelogram copy to be digital print provided by Miratec. Systems with red background stripes and white border with blue area of logo graphic also printed. Cabinet and trim cap to be painted Red C1.
- Regular Unleaded Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied opaque vinyl Black C6. "Regular" to be show-through white.
- Diesel Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied translucent vinyl Green C7. "Diesel" to be show-through white.
- UNL E15 Product Panel: Solar Grade Polycarbonate; background to be 1st surface applied translucent vinyl Orange C9. "UNL E15" to be show-through white.

Interior Illumination: Sloan Sign Box II LED Interior Illumination powered by low voltage power supplies. This is behind fuel grade panels, only.  
Sign Frame: 2" x 2" x .25" steel tube with .063 aluminum cladding painted Bronze C3.  
Extruded aluminum 1-1/2" wide Divider Bars installed to retain sign panels. Face dividers and retainer to be painted painted Bronze C3.  
Sign Support: Internal steel pipe support to be welded to steel saddle bracket at top and bottom of sign frame.  
External steel sign support to meet building and local sign codes. Size of steel and footing as required per site requirements.



See Color Schedule on Page 2

V-74  
(2017)  
Exhibit



*Handwritten note:* (2017) 120