



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-35
Public Hearing Dates:
PC: 06-05-18
BOC: 06-19-18

SITE BACKGROUND

Applicant: The Kroger Co.

Phone: (770) 496-7555

Email: Arahn.hawkins@kroger.com

Representative Contact: Garvis L. Sams, Jr.

Phone: (770) 422-7016

Email: gsams@slhb-law.com

Titleholder: Brixmor East Lake Pavilions, LLC

Property Location: East side of Roswell Road,
south side of Robinson Road

Address: 2100 Roswell Road

Access to Property: Roswell Road

QUICK FACTS

Commission District: 2-Ott

Current Zoning: NS (Neighborhood Shopping)

Current use of property: Retail Center

Proposed zoning: CRC (Community Retail
Commercial)

Proposed use: Fueling Center

Future Land Use Designation: Community Activity
Center (CAC)

Site Acreage: 14.55 ac

District: 16

Land Lot: 1029 and 1060

Parcel #: 16106000050

Taxes Paid: Yes

FINAL ZONING STAFF RECOMMENDATION:
(Zoning staff member: Jason Campbell)

Based on the analysis of this case, Staff recommends **APPROVAL** subject to the following:

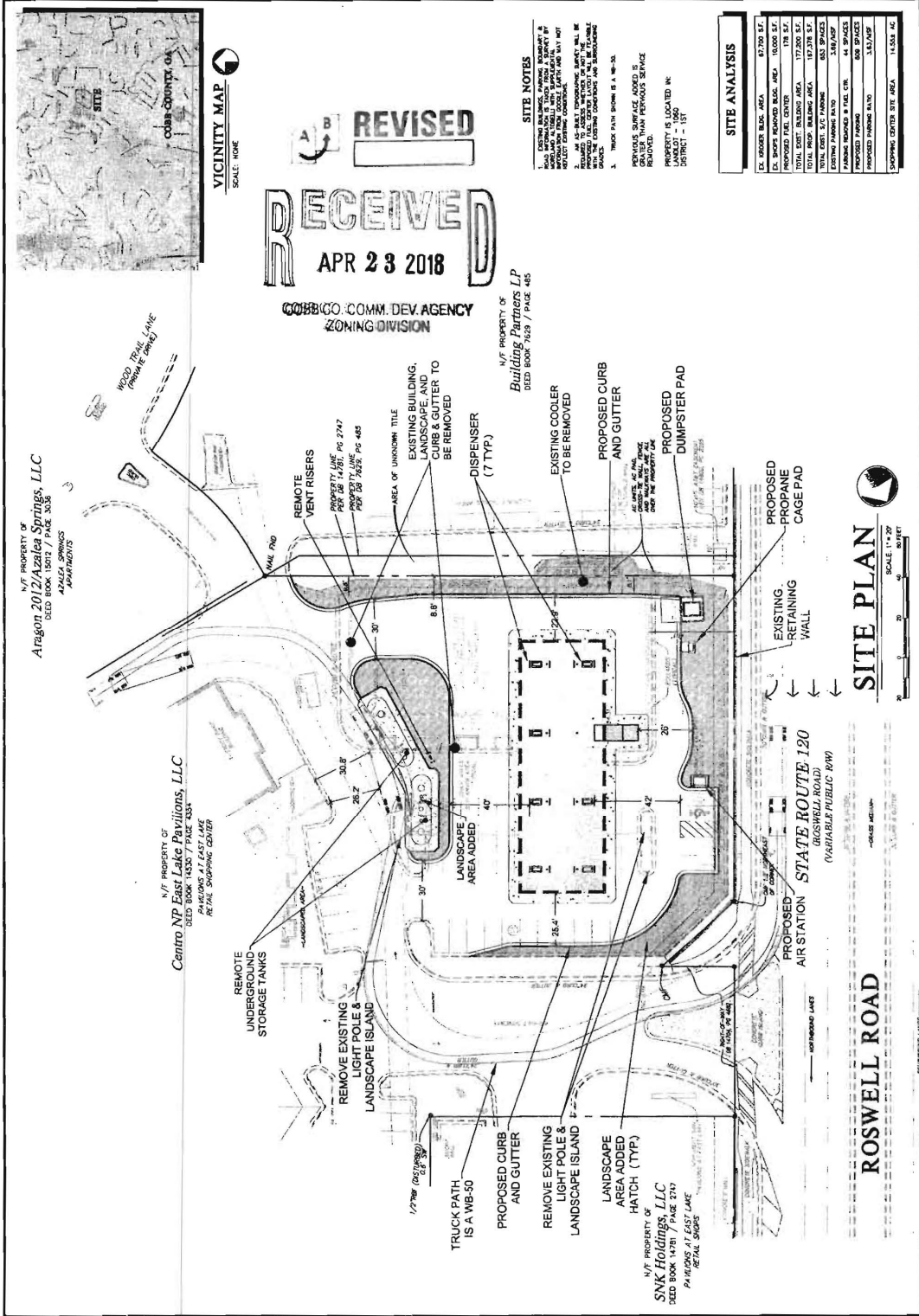
1. Site plan received by the Zoning Division on April 23, 2018, with the District Commissioner approving minor modifications;
2. Variance in the Zoning comments section;
3. Site Plan Review section comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations; and
6. Department of Transportation comments and recommendations.

**Z-35
(2018)**

SITE PLAN

DATE: 8-1-18
PROJECT NUMBER: 17-218
SHEET NUMBER: C-1

ROBERTSON LOIA ROOF ARCHITECTS & ENGINEERS
2400 Peachtree Ridge Road, Suite 275, Atlanta, Georgia 30305
770-874-2800 Fax: 770-319-0745



SITE ANALYSIS

EXISTING BLDG. AREA	67,700 S.F.
EXISTING PARKING	10,000 S.F.
PROPOSED FUEL CENTER	178 S.F.
PROPOSED PROPRANE CASE PAD	177,238 S.F.
TOTAL BLDG. BUILDING AREA	187,238 S.F.
TOTAL EXIST. S.F. PARKING	652 SPACES
EXISTING PARKING IN TO	1,587,400 SF
PARKING REMOVED IN FUEL CR.	44 SPACES
PROPOSED PARKING	606 SPACES
PROPOSED PARKING IN TO	3,672,000 SF
SHOPPING CENTER SITE AREA	14,551 AC

SITE NOTES

1. ALL EXISTING UTILITIES SHOWN AS A 1"=20' SCALE. THE EXISTING UTILITIES SHOWN AS A 1"=20' SCALE. THE EXISTING UTILITIES SHOWN AS A 1"=20' SCALE.
2. TRUCK PATH IS A WB-50.
3. TRUCK PATH IS A WB-50.

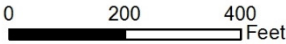
PROPERTY IS LOCATED IN DISTRICT - 107

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APR 23 2018
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Z-35 2018-Aerial Map



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

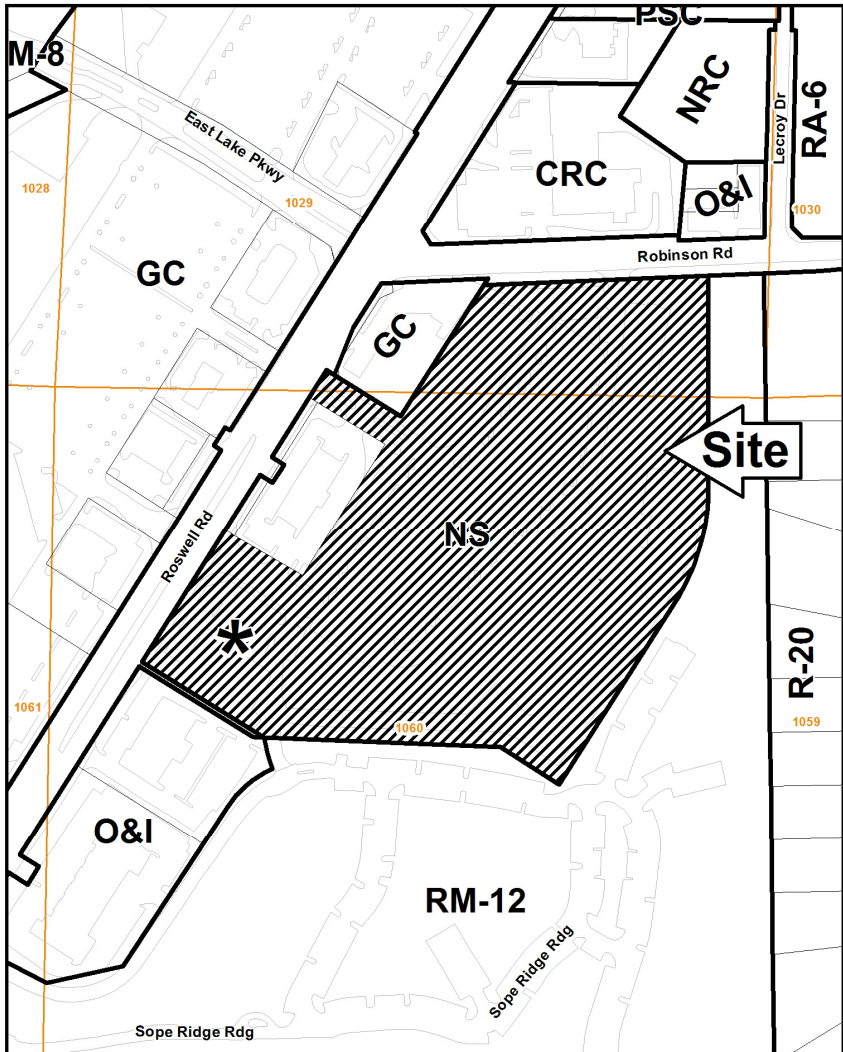


Land Lot
City Boundary

North

Zoning: NS (Neighborhood Shopping)
Future Land Use: CAC (Community Activity Center)

Z-35 2018-GIS



WEST

Zoning: GC
 (General Commercial)

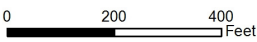
Future Land Use: CAC
 (Community Activity Center)

EAST

Zoning: NS
 (Neighborhood Shopping; RM-12 (Multi-family Residential))

Future Land Use: CAC
 (Community Activity Center)

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



Zoning Boundary
 City Boundary

SOUTH

Zoning: O&I (Office & Institutional); RM-12 (Multi-family Residential)
Future Land Use: CAC (Community Activity Center)

DEPARTMENT COMMENTS- Zoning Division

Current zoning district for the property

The NS district is established to provide locations for retail commercial and services uses which are designed and oriented to serve two to four neighborhoods and are located in areas delineated within a community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Commencing January 1, 1991, no new applications for rezoning to the NS district will be accepted by the board of commissioners. Any existing, developed NS zoning/use located outside of a community activity center or regional activity center shall be deemed to be a grandfathered, nonconforming use and subject to those provisions contained in this chapter. Should any undeveloped property zoned as NS outside a community activity center or regional activity center fail to commence development by January 17, 1996, the owner of such property shall be required to bring the property back in for rezoning consistent with the comprehensive plan prior to any development. Obtaining a building or grading permit for such development shall be deemed to be commencing development.

Requested zoning district for the property

The CRC district is established to provide locations for retail commercial and service uses which are designed and oriented to serve several neighborhoods making up a community. Projects developed within the CRC district should be done so as compact unified centers. CRC districts should be located on properties which are delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Additionally, the desired quadrant location will provide for planned developments and one-destination shopping and service locations to serve the community, and will minimize traffic congestion.

Summary of the applicant's proposal

The applicant is requesting the Community Retail Commercial (CRC) zoning district in order to demolish an existing 10,000 square-foot retail building for the construction of a fuel center for the existing Kroger Store. The subject property was rezoned to the Neighborhood Shopping zoning district in 1983 (Z-360), with the stipulation of being zoned NS using setbacks for General Commercial (GC). The proposed hours of operation will be from 6 a.m. until 11 p.m., seven days per week. There will be a 178 square-foot kiosk with canopy, seven fueling stations, and an air station.

DEPARTMENT COMMENTS- Zoning Division (Continued)

Non-residential criteria

Proposed # of buildings: 1

Proposed # of stories: 1

Total sq. footage of development: 167,378 (Proposed Overall)

Floor area ratio: 0.26

Square footage per acre: 11,503

Required parking spaces: 842

Proposed parking spaces: 619

Acres in floodplain or wetlands: 0

Impervious surface shown: Reduction of approximately 5,600 square feet

Are there any zoning variances?

Yes, the proposal will require the following contemporaneous variance:

1. Waiver of the overall number of required parking spaces from 842 to 619.
2. Allow electronic signage on the canopy (price signs).

DEPARTMENT COMMENTS- Fire Department

No comment.

DEPARTMENT COMMENTS- Site Plan Review (County Arborist)

The property owner will be required to obtain a Land Disturbance Permit if there are any staff comments or approval stipulations which require any type of site modifications (fencing, landscaping, curb/gutter & sidewalk installation, etc.). Contact Site Plan Review, 770-528-2147.

DEPARTMENT COMMENTS- Cemetery Preservation

No comment.

DEPARTMENT COMMENTS- School System

Approval of this petition will not have an impact on the enrollment.

DEPARTMENT COMMENTS- Stormwater Management

1. Flood hazard: No
2. Flood hazard zone: Zone X
3. Drainage Basin: Tributary to Sope Creek
4. Wetlands: No
5. Streambank buffer zone: No
6. Special site conditions and/or additional comments:
 - Stormwater management for this site appears to be provided in a master detention facility.
 - 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 provide water quality treatment of runoff from the fueling bay area prior to discharge into the existing storm system.

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DEPARTMENT COMMENTS- Planning Division

Cobb 2040 Comprehensive Plan: The parcel is within the Community Activity Center (CAC) future land use category. The purpose of the CAC category is to provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores.

Comprehensive Plan Designation: Consistent Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? Yes No

Marietta

Was the City notified? Yes No N/A

Specific Area Policy Guidelines: Yes No

Masterplan/ Corridor Study Yes No

Design guidelines area? Yes No

Does the proposal plan comply with the design requirements? Yes No N/A

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 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 investment)

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)

Note: For more information on incentives, please call the Community Development Agency- Economic Development Division at 770-528-2018 or find information online at www.cobbcounty.org/econdev.

(Planning comments continued on the next page)

DEPARTMENT COMMENTS- Planning Division (continued)**Special District**

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

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone? Yes No

Is the property within the Clear Zone (CZ)? Yes No

Is the property within the Accident Potential Zone (APZ I)? Yes No

Is the property within the Accident Potential Zone II (APZ II)? Yes No

Is the property within the Noise Zone? Yes No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)? Yes No

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.

DEPARTMENT COMMENTS- Water and Sewer

Water comments:

Available at development: YES NO

Fire flow test required: YES NO

Size and location of existing water main(s): 12" on Roswell Road

Additional water comments: existing water customer

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process.

Sewer comments:

In the drainage basin: YES NO

At development: YES NO

Approximate distance to nearest sewer: on site

Estimated waste generation (in G.P.D.): Average daily flow = +0; Peak flow = +0

Treatment plant: R.L. Sutton

Plant capacity: Yes NO

Line capacity: YES NO

Projected plant availability: 0-5 years 5-10 years over 10 years

Dry sewers required: YES NO

Off-site easement required: YES* NO

Flow test required: YES NO

Letter of allocation issued: YES NO

Septic tank recommended by this department: YES NO

Subject to Health Department approval: YES NO

*If off-site easements are required, the developer/owner must submit easements to the CCWS for review and 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/owner.

Additional sewer comments: existing sewer service to proposed fuel center area is private

Note: The developer/owner will be responsible for connecting to the existing county water and sewer systems, installing and/or upgrading all outfalls & water mains, obtaining onsite and/or offsite easements, and dedication of onsite and/or offsite water and sewer to Cobb County as may be required. Rezoning does not guarantee water/sewer availability or capacity unless so stated in writing by the Cobb County Water System.

DEPARTMENT COMMENTS- Transportation

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Roswell Road	Arterial	45	Georgia DOT	100'

Roadway	Location	Average daily trips	Level of service
Roswell Road	North of Greenbriar Parkway	57,400	F

Based on 2016 AADT counting data taken by GDOT, as published on their website, for Roswell Road.

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for local roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

Comments and observations

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

Recommendations

1. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.
2. Recommend GDOT permits for all work that encroaches upon State right-of-way.

STAFF ANALYSIS

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bold):

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the development of adjacent and nearby properties. The proposal will remove a 10,000 square-foot retail building and replace it with Kroger's 178 square-foot kiosk with seven fuel stations.

B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

It is Staff's opinion that the applicant's proposal will not adversely affect the neighboring properties. The main retail center will continue to operate in conjunction with the removal of the 10,000 square-foot building at the front, southwest portion and the addition of Kroger's fuel center. The property was rezoned in 1983 for development of the current shopping center. Adjacent properties are zoned and utilized for retail, office, institutional, and multi-family.

C. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

It is Staff's opinion that the proposed use will not cause an excessive or burdensome use on existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the department comments contained in this analysis.

D. Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;

The applicant's request is in conformity with the *Cobb County Comprehensive Plan*, which delineates this property as being within the Community Activity Center (CAC) future land use category. The requested CRC zoning and the proposed use are both permitted in the CAC designation.

STAFF ANALYSIS (Continued)

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

It is Staff's opinion that there are existing or changing conditions affecting the use and development of the property which give grounds for approving the applicant's rezoning proposal. The proposed use would be consistent with, and compatible with, other uses in the area. The proposal is in accordance with the *Cobb County Comprehensive Plan*.

The staff analysis and recommendation 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.

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MAR 1 2018

COBB COUNTY PLANNING & DEV. AGENCY
ZONING DIVISION

**ZONING IMPACT STATEMENT FOR THE REZONING APPLICATION
OF THE KROGER CO.**

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MAR 5 2018

COMES NOW, THE KROGER CO., and, pursuant to §3-28-8.1(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 which is suitable in the context of development and existing zonings along this section of the Roswell Road Corridor.
- B. The zoning proposal will have no adverse effect or impact upon the exiting uses or usability of adjacent or nearby properties, the totality of which are high intensity commercial (retail and offices) and multi-family apartments.
- C. The subject property to be affected by the zoning proposal has a declining economic use as currently zoned in that the fair market value of same falls below the range of values of similarly zoned and situated properties with equivalent utility. Additionally, the present owners of the subject property are suffering a significant economic detriment by virtue of the continuation of the present Neighborhood Shopping (“NS”) zoning classification.

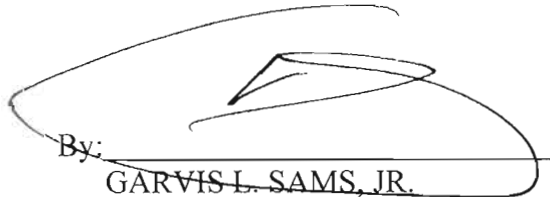
- D. The zoning proposal will have no adverse impact upon the existing County infrastructure including, but not limited to, existing streets, transportation facilities, utilities or schools.

- E. The zoning proposal is consistent with those uses and purposes contemplated under Cobb County's Comprehensive Land Use Plan and Future Land Use Map with the subject property lying and being in a Community Activity Center ("CAC").

- F. There is no substantial relationship between the existing zoning classification which limits the property in terms of its present utilization and the public health, safety and general welfare. Additionally, considered in the context of development along Roswell Road and at the intersection of Roswell Road and Robinson Road, there are no established land use planning principles or political considerations which would adversely affect the zoning proposal.

Respectfully submitted, this the 1 day of March, 2018.

SAMS, LARKIN, HUFF & BALLI, LLP



By: GARVIS L. SAMS, JR.
Attorney for Applicant
Ga. Bar No. 623950



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) List all requested variances: _____

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Fuel Center Addition to an Existing Kroger Store
- b) Proposed building architecture: Kiosk and Canopy (renderings to be provided under separate cover)
- c) Proposed hours/days of operation: 6:00 a.m. until 11:00 p.m.; 7 days per week
- d) List all requested variances: As shown on the submitted site plan.

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

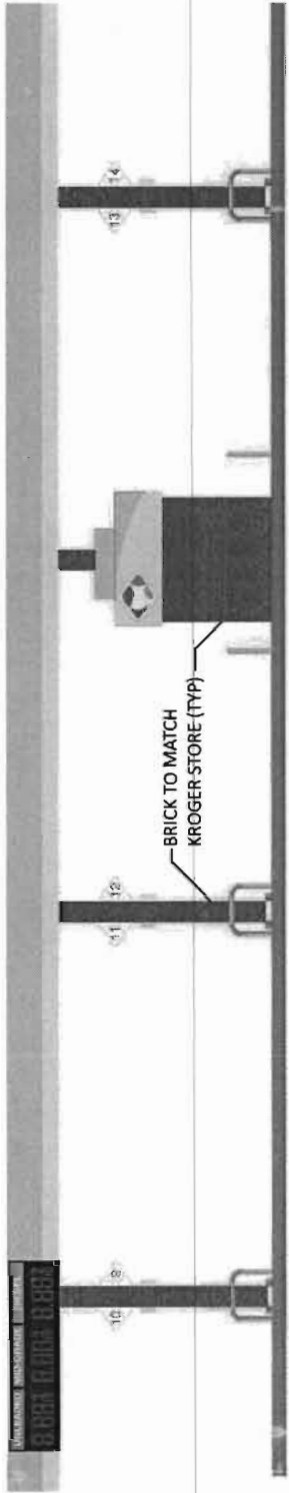
The location of the proposed fueling center is an outparcel of the overall 14.55 acre tract which was rezoned to the NS zoning district in 1983. The applicant proposes the demolition of an existing 10,000 square foot retail building and replacing with a fueling center. The proposal is appropriate from a land use planning perspective, as the property is located along a major thoroughfare and within an area designated as Community Activity Center ("CAC") on the County's Future Land Use Map. The proposed use will meet the needs of nearby neighborhoods and communities.

-
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.

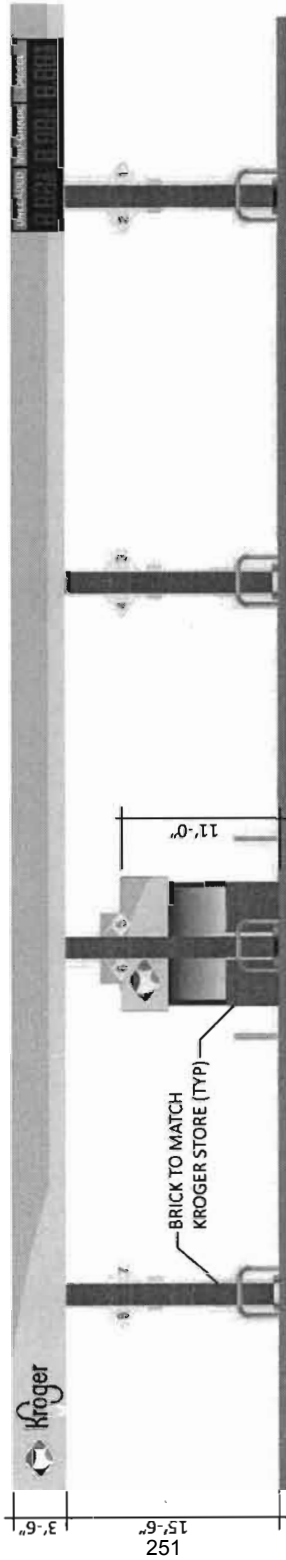
* Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.

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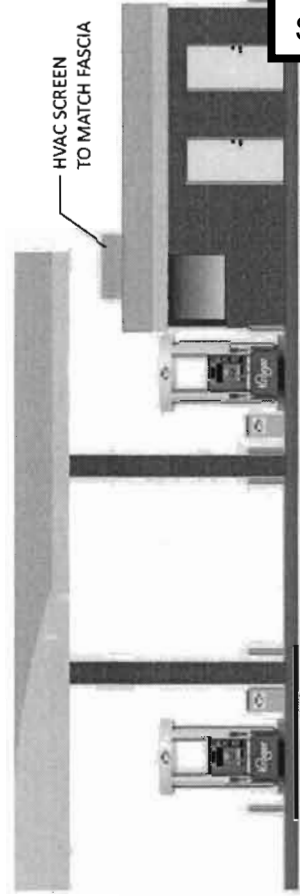
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ZONING DIVISION



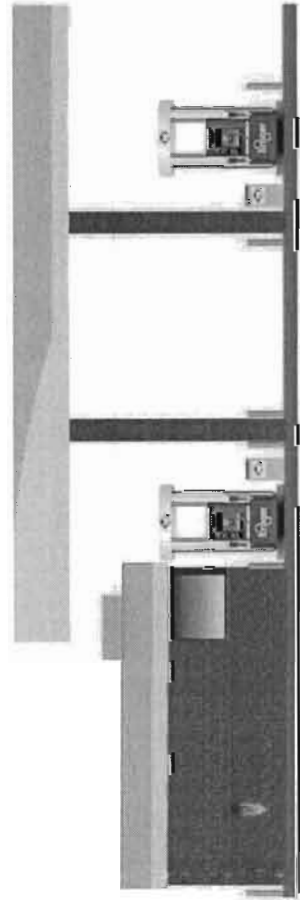
ELEVATION FACING ROSWELL ROAD



ELEVATION FACING KROGER STORE & RETAIL SHOPS



SIDE ELEVATION



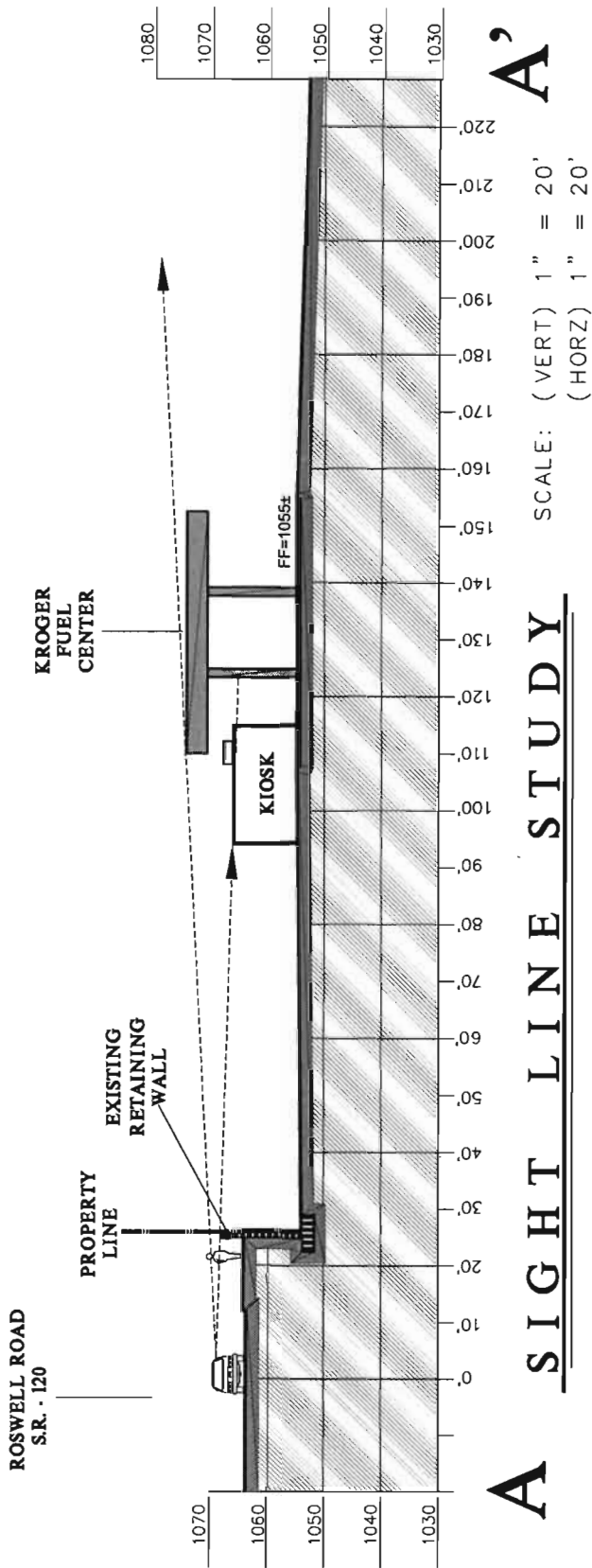
SIDE ELEVATION

Scale 1/8" = 1'
This is a preliminary drawing. It is subject to change without notice.

Pavilions at
Kroger Fuel Center
12-228

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

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376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770•422•7016
TELEPHONE
770•426•6583
FACSIMILE

ADAM J. ROZEN

SLHB-LAW.COM

May 15, 2018

VIA EMAIL:

Mr. Marvin Shams, Case Manager
East Cobb Civic Association
856 Chestnut Lake Drive
Marietta, GA 30068



Re: Application of The Kroger Co. to Rezone a 14.55 ± Acre Tract
from NS to CRC - (No. Z-35)

Dear Marvin:

As a follow-up to your inquiries on behalf of ECCA, both Kroger and the owner of The Pavilions Shopping Center (Brixmor, Inc.) had to review them. In that regard and in the order presented in your email to me, my clients are amenable to the following stipulations becoming conditions and a part of the grant of the requested rezoning and to serve as a supplement to my April 23, 2018 stipulation letter.

With respect to the foregoing, I will respond to your inquiries in the order presented in your May 6, 2018 email to me:

1. ***What hours of construction are you proposing for the new project? We would recommend 7-7 M-F; 9-4 Saturday and no work on Sunday.***

Kroger is agreeable to these construction times.

2. ***No stacking of construction vehicles on Roswell Road, Robinson Road and Wood Trail Lane. In addition, no parking along these two traffic corridors should be stipulated.***

Kroger is agreeable to this additional stipulation.

3. ***All construction and worker vehicles will be parked on the site and not on Wood Trail Lane or in the Apartment Complex.***

Kroger is agreeable to this additional stipulation.

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

VIA EMAIL:

Mr. Marvin Shams, Member
East Cobb Civic Association
May 15, 2018
Page 2

4. *No signage on top of the canopy.*

Kroger will utilize the same branding on its canopy as shown in the latest Kroger Mixed-Use Development (No. Z-12 [2017]) which was recently approved by the Board of Commissioners on February 20, 2018. Attached is the current architectural rendering/elevation submitted concurrently with my April 23rd stipulation letter. As you can see, the pricing and logo icons shown on the canopy do not constitute “signage on top of the canopy” as they are affixed to the fascia and not the top of the canopy.

5. *No outside storage of products allowed.*

Kroger will comply with the imposition of the same stipulation applicable to the fuel center which was made a part of the above-mentioned Mixed-Use Development which includes a maximum of 2,500 sq. ft. of total outside storage for the Kroger Grocery Store within Palisades Shopping Center and a maximum of 1,500 sq. ft. for the Fuel Station Facility. In any event, anything on the outside of the Fueling Station Kiosk will be a modest and tasteful assortment of automotive products and other items without the need for excessive inventory or over-merchandising of those products.

6. *Landscape plan including replacement plans in the existing buffers to be submitted to the District Commissioner for approval prior to land disturbance permit being issued.*

Kroger is agreeable to this additional stipulation.

Attached is a supportive letter from John R. Perlman, CPM (Adams & Company, LLC) who represents and manages the neighboring property, East Lake Plaza, which is anchored by Rite-Aid and others located at 2200 Roswell Road.

As I mentioned last week in my responsive email to you, it is a pleasure working with you again. Please do not hesitate to contact me should you have any questions whatsoever regarding these issues. All of the other stipulations/conditions contained within the previously submitted stipulation letter shall remain in full force and effect to the extent not in conflict with the supplemental stipulations contained herein.

SAMS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP

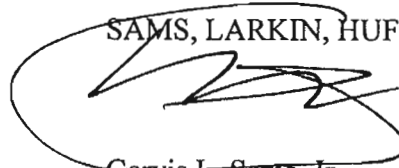
VIA EMAIL:

Mr. Marvin Shams, Member
East Cobb Civic Association
May 15, 2018
Page 3

With kind regards, I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP



Garvis L. Sams, Jr.
gsams@slhb-law.com

GLS, Jr./dls
Attachments

- cc: Members, Cobb County Board of Commissioners (via email w/attachments)
Mr. Robert L. Hosack, Jr., AICP, County Manager (via email w/attachments)
Members, Cobb County Planning Commission (via email w/attachments)
BOC Commission Assistants (via email w/attachments)
Mr. Dana Johnson, AICP Director (via email w/attachments)
Mr. John P. Pederson, AICP, Manager (via email w/attachments)
Mr. Lee McClead, Deputy Director (via email w/attachments)
Mr. Jason S. Gaines, AICP Planning Manager (via email w/attachments)
Mr. Jason Campbell, Planner III (via email w/attachments)
Mr. Phillip Westbrook, Planner III (via email w/attachments)
Mr. Terry Martin, Planner II (via email w/attachments)
Mr. Donald Wells, Zoning Analyst (via email w/attachments)
Ms. Tannesha Bates, Zoning Analyst (via email w/attachments)
Ms. Pamela Mabry, County Clerk (via email w/attachments)
Ms. Robin Pressley, Deputy County Clerk (via email w/attachments)
Ms. Leila Washington, Deputy County Clerk (via email w/attachments)
Mr. Robert "Rock" Toler, Fire Marshal (via email w/attachments)
Mr. David Breaden, P.E. (via email w/attachments)
Ms. Amy Diaz, P.E. (via email w/attachments)
Ms. Ashley White, P.E. (via email w/attachments)
Mr. Tim Davidson (via email w/attachments)
Ms. Jill Flamm, ECCA (via email w/attachments)
Mr. John R. Perlman, CPM (via email w/attachments)
Ms. Ali Daughtery, P.E., Robertson Loia Roof (via email w/attachments)
Mr. Marc Newman, VP of Redevelopment, Brixmor (via email w/attachments)
Mr. Arahn Hawkins, Kroger (via email w/attachments)



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MAY 15 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Suite 290
5784 Lake Forrest Dr.
Sandy Springs, GA 30328
404-255-7535

May 8, 2018

Cobb County Board of Commissioners

Re: 2100 Roswell Road, Marietta proposed rezoning for Fuel Center

Ladies & Gentlemen:

I am writing to express my support for Kroger's proposed rezoning at 2100 Roswell Road for a fuel center.

I represent the owners of a neighboring property, East Lake Plaza, anchored by Rite Aid, located across the street at 2200 Roswell Road.

We support quality development that enhances the strength of the area by serving the customer's needs.

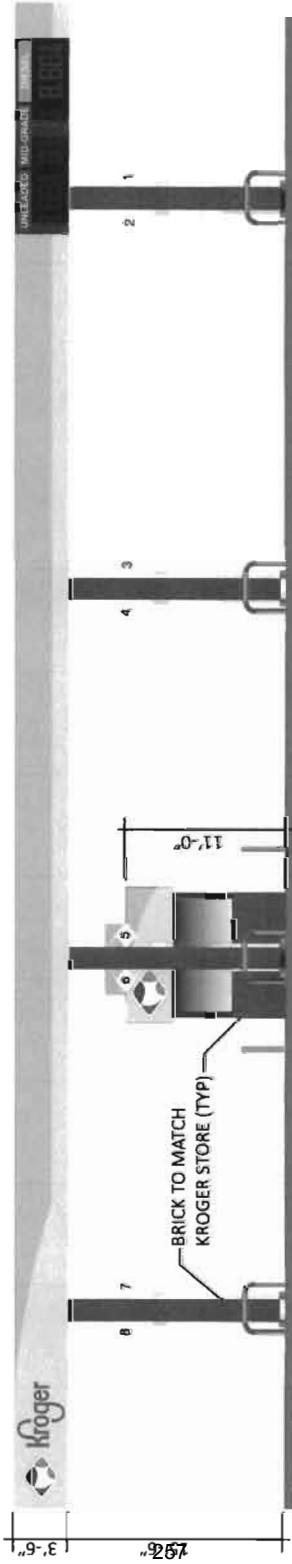
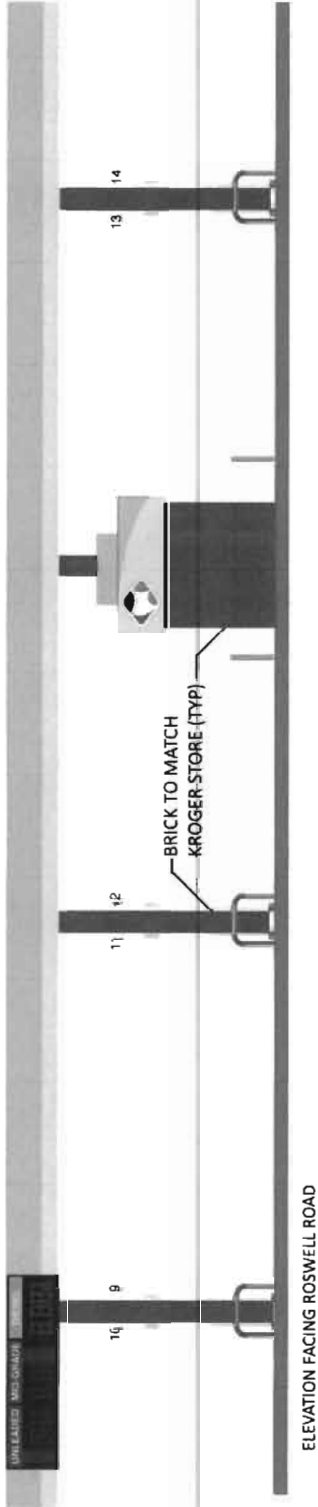
Sincerely,

John Perlman

John R. Perlman, CPM

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MAY 15 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



Pavilions at East Lake
Kroger Fuel Center GA 454
12-28
April 9, 2018

Scale: 1/8" = 1'
This is a three inch scale to confirm size of document.

Planning Commission Decision

NO. OPPOSED: _____ APPROVED _____ DENIED _____ DELETED TO _____

NO. IN SUPPORT _____ MOTION BY: _____ SECONDED: _____ VOTE: _____

Names of those Opposed:

Comments:

_____	_____
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Stipulation letter from _____ dated _____
 Stipulation letter from _____ dated _____
 Stipulation letter from _____ dated _____

Board of Commissioners Decision

NO. OPPOSED: _____ APPROVED _____ DENIED _____ DELETED TO _____

NO. IN SUPPORT _____ MOTION BY: _____ SECONDED: _____ VOTE: _____

Names of those Opposed:

Comments:

_____	_____
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Stipulation letter from _____ dated _____
 Stipulation letter from _____ dated _____
 Stipulation letter from _____ dated _____