

APPLICANT: J&H Property Leasing, LLC

678-910-6900

REPRESENTATIVE: Mark Houston

678-910-6900

TITLEHOLDER: Merchant Investment Group, Inc., Teena

Hubbard, H. Lamar Hardin, Thomas Lee Pharr, Joseph Stephen Pharr

PROPERTY LOCATION: Southwest intersection of Delk Road and

Powers Ferry Road.

ACCESS TO PROPERTY: Delk Road and Powers Ferry Road

PHYSICAL CHARACTERISTICS TO SITE: Existing

convenience store with fuel sales, dry cleaning business and billboard.

PETITION NO: Z-38

HEARING DATE (PC): 12-01-10

HEARING DATE (BOC): 12-14-10

PRESENT ZONING: GC

PROPOSED ZONING: CRC

PROPOSED USE: Carwash, Light Auto
Servicing and a Billboard

SIZE OF TRACT: 0.817 acre

DISTRICT: 17

LAND LOT(S): 925

PARCEL(S): 31, 43

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: GC/Waffle House and Retail Center

SOUTH: City of Marietta/Kroger

EAST: GC/Medical Offices and Publix Shopping Center

WEST: City of Marietta and GC/Retail Center

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

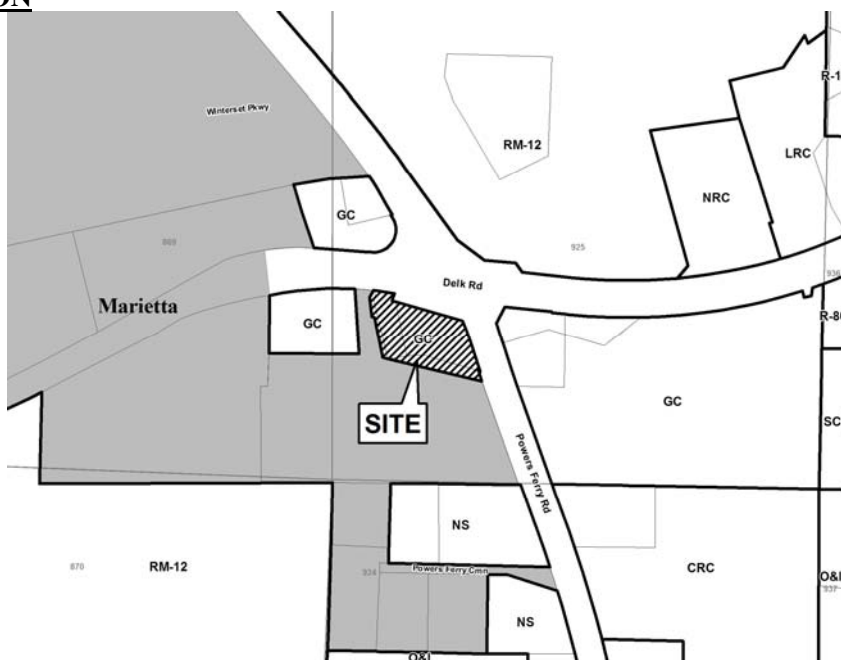
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

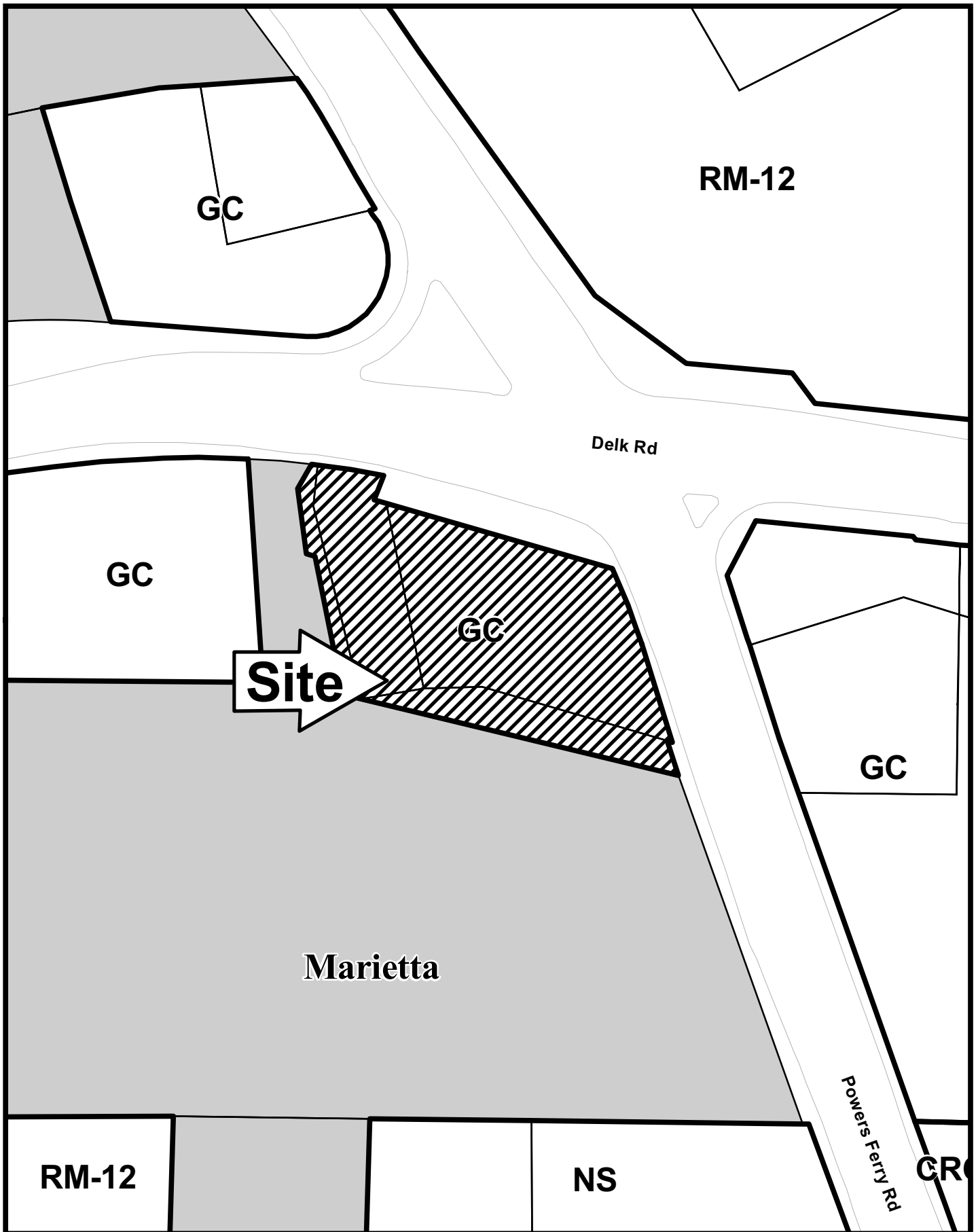
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

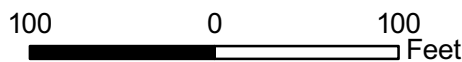
STIPULATIONS:





Z-38



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



-  City Boundary
-  Zoning Boundary

APPLICANT: J&H Property Leasing, LLC

PETITION NO.: Z-38

PRESENT ZONING: GC

PETITION FOR: CRC

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Community Activity Center

Proposed Number of Buildings: 2 **Total Square Footage of Development:** 10,512

F.A.R.: 0.314 **Square Footage/Acre:** 13,687

Parking Spaces Required: 27 **Parking Spaces Provided:** 27

Applicant is requesting the CRC category for the purpose of a carwash and light auto service business and for the purpose of having a billboard. The stipulation letter submitted with the application indicates that the proposed business will be similar in architectural design and finishes as exists at 5100 South Cobb Drive in Smyrna. The overall height of the building will be less than 45 feet from the finished floor elevation. Applicant is also requesting approval for signage as indicated in the attached stipulation letter and on the attached renderings. The stipulation letter for the proposed redevelopment indicates there will be a net reduction in the current impervious conditions. The hours of operation will be variable to the seasons but will be no earlier than 7 a.m. and no later than 10 p.m. seven days a week. Applicant’s stipulation letter outlines the intent to remove the existing full flag monopole billboard to a center-mount tri-face monopole billboard and two of the sign “faces” may be electronic in nature. The sign will be no higher than 60 feet high and will be located as per the Concept Site Plan. The stipulation also requests that setback requirements be modified to allow for site flow and canopy and building construction as shown on the plan. Applicant has agreed to a right-of-way swap with Cobb County in order to maintain the landscape plan depicted in the right-of-way. Applicant’s Summary of Intent and stipulation letter are attached for your review.

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.

Cemetery Preservation: No comment.

FIRE COMMENTS:

No Comments.

APPLICANT J & H Property Leasing, LLC

PETITION NO. Z-038

PRESENT ZONING GC

PETITION FOR CRC

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): 8" DI / S side Powers Ferry Rd

Additional Comments: Two existing active water accounts on properties to be rezoned

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: At site

Estimated Waste Generation (in G.P.D.): **A D F** 750 **Peak=** 1875

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

Drw Sewers Required: Yes No

Off-site Easements Required: Yes* No *If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form ans stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

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

Additional Comments: Connection of collected roof rainwater to car wash recycling system/sanitary sewer is subject to Cobb County Code Sec. 122-181(a)(15).

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: J & H Property Leasing, LLC

PETITION NO.: Z-38

PRESENT ZONING: GC

PETITION FOR: CRC

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: **Rottenwood 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 CONDITION

- 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: J & H Property Leasing, LLC

PETITION NO.: Z-38

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DRAINAGE COMMENTS CONTINUED

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.

INSUFFICIENT INFORMATION

- No Stormwater controls shown _____
- Copy of survey is not current - Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. The limited area of this site will require underground stormwater management measures to meet detention and water quality requirements.

APPLICANT: J & H Property Leasing, LLC

PETITION NO.: Z-38

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TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Delk Road	28600	Arterial	45 mph	Cobb County	100'
Powers Ferry Road	24800	Arterial	45 mph	Cobb County	100'

*Based on 2009 traffic counting data taken by Georgia DOT (Delk Road)
Based on 2009 traffic counting data taken by Cobb County DOT (Powers Ferry Road)*

RECOMMENDATIONS

Delk 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. Recommend applicant consider entering into a development agreement pursuant of 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 south side of Delk Road, a minimum of 50' from the roadway centerline.

Powers Ferry 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. Recommend applicant consider entering into a development agreement pursuant of 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 Powers Ferry Road, a minimum of 50' from the roadway centerline.

Recommend converting the access on Delk Road to a right-in/ right-out driveway.

Recommend converting the southern access on Powers Ferry Road to an out-only driveway.

Recommend applicant verify that minimum intersection sight distance is available along Delk Road and Powers Ferry Road driveways and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirement.

Recommend applicant verify that signs do not obstruct visibility per Cobb County Development Standard Detail 109.

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

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STAFF RECOMMENDATIONS

Z-38 J&H PROPERTY LEASING, LLC

- 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 applicant's proposal is located in an area that contains a mixture of retail, restaurant and convenience store uses.
- 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 subject property has been used as a convenience store with fuel sales and a dry cleaning business for many years.
- 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 to be within a Community Activity Center.
- 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 applicant's rezoning proposal is in accordance with the *Cobb County Comprehensive Plan*, which indicates this property is in the Community Activity Center land use category. The applicant's proposal is located in an area containing other commercial businesses and the subject property has been used commercially for many years.

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

- Site plan, stipulation letter and renderings received by the Zoning Division October 20, 2010, with the District Commissioner approving minor modifications;
- Water and Sewer comments and recommendations;
- Stormwater Management Division comments and recommendations;
- DOT comments and recommendations; and
- 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.

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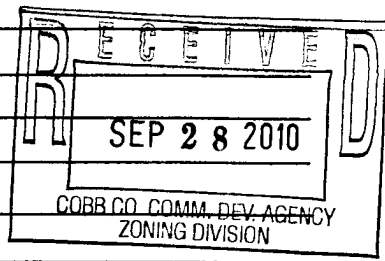
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Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): _____
- 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): Carwash, Light Automobile servicing, Billboard Signage
- b) Proposed building architecture: Craftsman, Traditional
- c) Proposed hours/days of operation: 7am to 9pm 7days/wk
- d) List all requested variances: See list.

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

.....
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).

Right of way swap with Cobb county

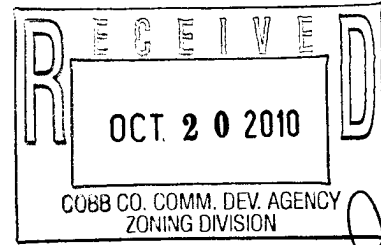
Fast Trac Car Wash 2, LLC / J & H Property Leasing 2, LLC

Stipulation for Fast Trac Car Wash 2, LLC / J&H Property Leasing 2, LLC

October 20, 2010

Mr. John P. Pederson
Planner III
Zoning Division
Cobb County Community Development Agency
1150 Powder Springs St
Marietta, Georgia 30064

Hand Delivered



Re: Application for Rezoning
Application No.: Z-38 (2010)
Applicants: Fast Trac Car Wash 2, LLC and J&H
Property Leasing 2, LLC
Owners: Merchant Investment Group, Inc.
Thomas Lee Pharr, Joseph Stephen
Pharr, H. Lamar Hardin, and Teena
Darlene Kelley aka Teena
Hubbard.
Property: 1120 Powers Ferry Road Marietta,
GA , 2860 Delk Road Marietta, GA,
associated easement for the 2860
Delk Road and Cobb DOT Right of
ways on Delk Road and Powers
Ferry Road.

Dear John,

As you know, the undersigned and these companies (hereinafter collectively referred to as "Applicants") represent Merchant Investment Group, Inc. Thomas Lee Pharr, Joseph Stephen Pharr, H. Lamar Hardin, and Teena Darlene Kelley aka Teena Hubbard (hereinafter collectively referred to as "Owners"), in their Application for Rezoning with regard to a total tract of 0.768 acre and associated easements located at the south west corner of the intersection of Delk Road and Powders Ferry Road Land Lot 925, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Subject Property"). After meetings with planning and zoning staff, discussions and meetings with area businesses and owners, and reviewing the staff comments and recommendations, and reviewing the uses of the surrounding properties, we have been authorized by the Applicants and Owners to submit this letter of agreeable stipulations and conditions, which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. The referenced stipulations are as follows:

2 STIPULATION FOR FAST TRAC CAR WASH 2, LLC / J&H PROPERTY LEASING 2 , LLC

- (1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property.
- (2) Rezoning of the Subject Property shall be from the General Commercial ("GC") zoning category to the Community Retail Commercial ("CRC") zoning category classification site plan specific to that certain Concept Site Plan prepared for Fast Trac Car Wash by Southview Design and Consulting dates September 27, 2010.
- (3) The subject Property consists of 0.768 acre in addition to associated easements' and right of ways.

STIPULATIONS APPLICABLE TO THE OVERALL DEVELOPMENT

- (1) The retail buildings, light automobile servicing, repair and carwash shall be similar in architectural design and finishes as exists at 5100 South Cobb Drive Smyrna, Georgia. The overall height of the building will be less than forty-five feet from the finished floor elevation. Photos taken and a Conceptual Design Elements Rendering of the elevations is submitted and incorporated in these stipulations. The combination of the two will be the final design allowing for minor engineering and functional issues to be addressed.
- (2) Signage at the corner of the property will be dual use and similar in elevation submitted (titled dumpster enclosure) and incorporated hereinto. It is depicted in the Design Concept Site Plan and it will contain the refuse dumpster enclosure with a monument type sign elevations. Each of three elevations will indicate a sign for the business and a color programmable display and all proportional to the submitted rendering. The actual language of the signage to be determined by owner and subsequent owner(s) of the business. The maximum height of the enclosure will be less than twenty-five feet from ground level.
- (3) Signage on the main structure will be proportional and located as depicted in the rendering titled Conceptual Design Elements Rendering. The actual language of the sign to be determined by owner and subsequent owner(s) of the business.
- (4) Accessory signage of menus, directional traffic and other necessary signage to be similar or same as exists currently at 5100 South Cobb Drive Smyrna Georgia.
- (5) With the current site conditions in violation of current impervious surface, storm water and water quality standards, the main body of the carwash will capture no less than 3000 square feet of roof rain water that will be held in tanks for use in the carwash processes. This water will be recycled in the throughout the carwash processes. The redevelopment

Fast Trac Car Wash 2, LLC / J & H Property Leasing 2, LLC

Stipulation for Fast Trac Car Wash 2, LLC / J&H Property Leasing 2, LLC

will produce a net reduction in the current conditions and satisfy impervious surface requirements, storm water and water quality requirements.

- (6) Lighting will be sensitive to the area by utilizing under canopy lighting similar to 5100 South Cobb Drive and only using Georgia Power box type pole lighting fixtures where needed (entrances/ exits and rear of building).
- (7) The hours of operation will be variable to the seasons but will be no earlier than 7AM and no later than 10 PM seven day each week.
- (8) The landscape plan will be as submitted in the Design Concept Site Plan with the excess tree requirement to be paid to the Cobb County tree bank for subsequent allocation to the Powers Ferry Road corridor revitalization landscape. The landscaping of the current right of way adjacent to the site will be done during construction. If a signaling structure is disrupted or damaged it will be returned to its original condition if necessary. Adjacent (not inclusive in the Concept Site Plan area or public properties) properties will be landscaped with approval from the District Commissioner as needed. Maintenance of adjacent property will be by private agreement.
- (9) The maintenance of the right of way will be outlined in a letter of agreement with Cobb County and J&H Property Leasing 2, LLC. The essence of the letter will allow J& H Property Leasing to maintain the currently depicted landscape plan in the right of way.
- (10) The site plan has three pay stations and options to vacuum either before or after the carwash. With these variables and larger capacity in ordering, the current site plan will be considered to be compliant with the car queue requirements.
- (11) In accordance with limited site conditions and the time sensitive nature of this project, CBS Outdoors, Inc. will initially remove the existing full flag monopole billboard to a center-mount tri-face monopole billboard. A letter of agreement from CBS Outdoors, Inc. will be drafted with Cobb County and approved by the district Commissioner before this sign will be constructed. This letter will outline the appropriate reduction in sign square footage and timeline for removal of existing billboards in Cobb County to become compliant. CBS Outdoor, Inc. will remove no less than 2,688 square feet of signage in accordance with the stipulations required as part of the LED upgrade. Two of the sign "faces" may be electronic in nature. The sign will be no higher than sixty feet high and will be located as per the Concept Site Plan. This sign will be no closer than Two hundred fifty (250 ft) feet from any currently constructed residential housing unit. If CBS Outdoor, Inc does not comply within sixty days of notice of violation of stipulations in this letter of agreement; the new sign will be removed by CBS Outdoor, Inc. until the time CBS Outdoor, Inc. becomes compliant with the agreed stipulations of

4 STIPULATION FOR FAST TRAC CAR WASH 2, LLC / J&H PROPERTY LEASING 2 , LLC

said letter of agreement at which time CBS Outdoors, Inc. will then be allowed to operate said sign.

- (12) Setback requirements are modified as per Concept Site Plan to allow for site flow and canopy and building construction. The site plan titled Concept Site Plan is submitted "as is" with minor modifications by Cobb County planning and development staff with approval of the District Commissioner as needed or necessary.
- (13) While not required to do so as part of this rezoning request, Applicants agree to a Right of Way swap with Cobb County as set forth in the Right of Way Swap Document attached and submitted herein.
- (14) Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements, except as approved by the Board of Commissioners or by the Department of Transportation or Community Development Agency, as their authority may allow.

We believe the requested zoning, pursuant to the referenced Concept Site Plan and the stipulations set forth herein, is an appropriate use of the Subject Property. The proposed overall development is a much need improvement and fits together with the upscale nature proposed for the redeveloped area. The Applicants have gone to great detail in planning the development. One of the core principles of this business is of quality. Its image of quality is what gives this business its competitive edge. This will translate into the continued maintenance of the development in an upscale manner. Thank you for your consideration in this request.

With kindest regards, I remain

Very truly your,
Fast Trac Car Wash2, LLC / J&H Property Leasing2, LLC



Mark Houston

C: Cobb County Board of Commissioners:
Tim Lee, Chairman
Helen Goreham
Bob Ott
Thea Powell
Woody Thompson

Cobb County Planning Commission:
Murray Homan, Chairman
Bob Hovey
Mike Terry
Christi Trombetti

Fast Trac Car Wash 2, LLC / J & H Property Leasing 2, LLC

Stipulation for Fast Trac Car Wash 2, LLC / J&H Property Leasing 2, LLC

Judy Williams

Eric Jacobsen

East Cobb Civic Association

Linda Carver

Terrell Mill Community Association

LEGEND

Symbol	Description
Circle with dot	Proposed Building
Circle with cross	Proposed Parking
Circle with star	Proposed Drive
Circle with triangle	Proposed Utility
Circle with square	Proposed Structure
Circle with diamond	Proposed Pool
Circle with hexagon	Proposed Deck
Circle with octagon	Proposed Terrace
Circle with circle	Proposed Fountain
Circle with square	Proposed Sign
Circle with triangle	Proposed Light
Circle with diamond	Proposed Plant
Circle with hexagon	Proposed Tree
Circle with octagon	Proposed Shrub
Circle with circle	Proposed Flower
Circle with square	Proposed Grass
Circle with diamond	Proposed Sand
Circle with hexagon	Proposed Stone
Circle with octagon	Proposed Brick
Circle with circle	Proposed Concrete
Circle with square	Proposed Asphalt
Circle with diamond	Proposed Gravel
Circle with hexagon	Proposed Pavers
Circle with octagon	Proposed Tiles
Circle with circle	Proposed Glass
Circle with square	Proposed Metal
Circle with diamond	Proposed Wood
Circle with hexagon	Proposed Plastic
Circle with octagon	Proposed Rubber
Circle with circle	Proposed Fabric
Circle with square	Proposed Paper
Circle with diamond	Proposed Glass
Circle with hexagon	Proposed Metal
Circle with octagon	Proposed Rubber
Circle with circle	Proposed Fabric
Circle with square	Proposed Paper

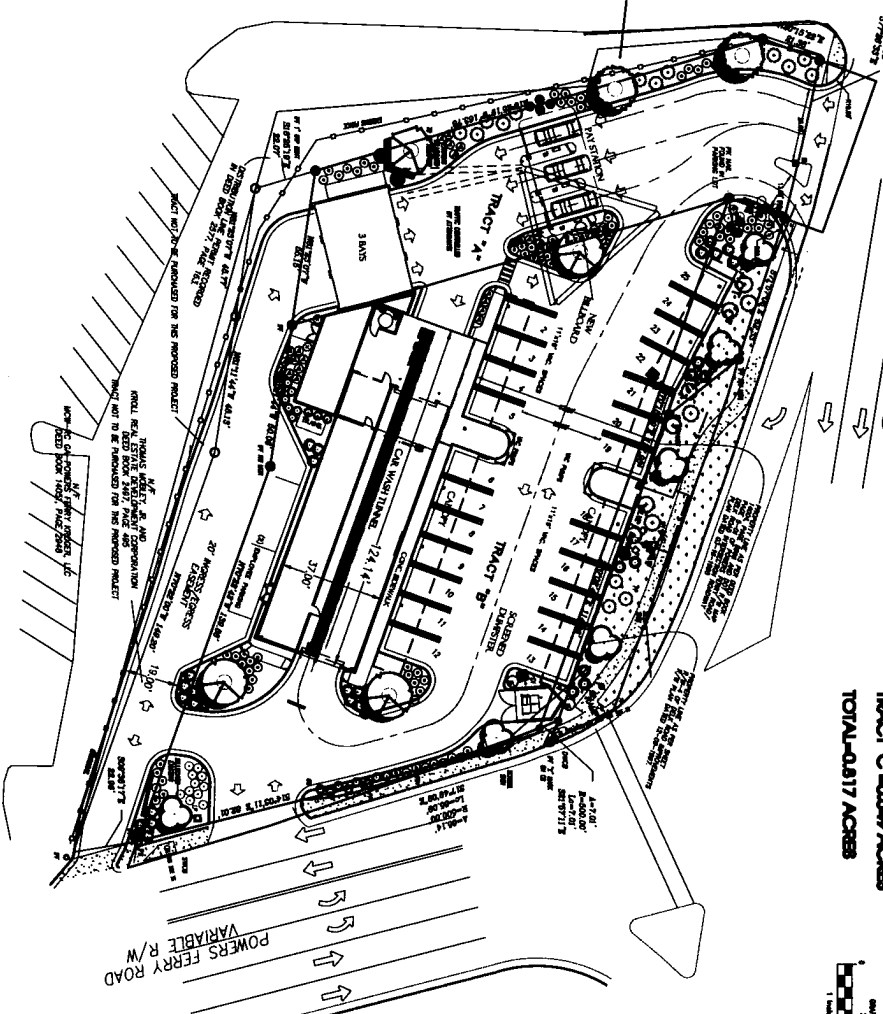
THOMAS WARE, JR. AND
 REAL ESTATE DEVELOPMENT CORPORATION
 1422 ROCK HOOK ROAD, SUITE 200
 LAWYER: G. JAMES W. JONES, III

PLANT SYMBOLS

- Proposed Building
- Proposed Parking
- Proposed Drive
- Proposed Utility
- Proposed Structure
- Proposed Pool
- Proposed Deck
- Proposed Terrace
- Proposed Fountain
- Proposed Sign
- Proposed Light
- Proposed Plant
- Proposed Tree
- Proposed Shrub
- Proposed Flower
- Proposed Grass
- Proposed Sand
- Proposed Stone
- Proposed Brick
- Proposed Concrete
- Proposed Asphalt
- Proposed Gravel
- Proposed Pavers
- Proposed Tiles
- Proposed Glass
- Proposed Metal
- Proposed Rubber
- Proposed Fabric
- Proposed Paper

GENERAL NOTES

1. THIS PLAN IS A CONCEPTUAL SITE PLAN FOR THE PROPOSED CAR WASH AND THIS DOES NOT CONSTITUTE AN OFFER OF ANY REAL ESTATE.
2. THE PROPOSED CAR WASH IS TO BE LOCATED ON THE EAST SIDE OF THE TRACT AND IS TO BE APPROXIMATELY 100 FEET FROM THE EAST PROPERTY LINE.
3. THE PROPOSED CAR WASH IS TO BE APPROXIMATELY 100 FEET FROM THE EAST PROPERTY LINE.
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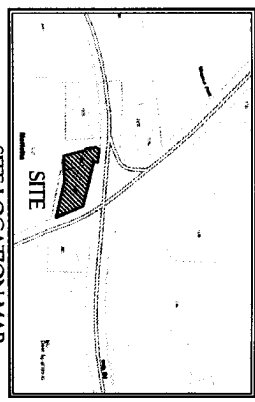


COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

OCT 20 2010

TRACT A-0214 ACRES
TRACT B-0484 ACRES
TRACT C-0499 ACRES
TOTAL-0.817 ACRES

TRACT	ACRES	PERMITS	STATUS
A	0.214	0	PENDING
B	0.484	0	PENDING
C	0.499	0	PENDING
TOTAL	0.817	0	PENDING



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GENERAL NOTES

1. THIS PLAN IS A CONCEPTUAL SITE PLAN FOR THE PROPOSED CAR WASH AND THIS DOES NOT CONSTITUTE AN OFFER OF ANY REAL ESTATE.
2. THE PROPOSED CAR WASH IS TO BE LOCATED ON THE EAST SIDE OF THE TRACT AND IS TO BE APPROXIMATELY 100 FEET FROM THE EAST PROPERTY LINE.
3. THE PROPOSED CAR WASH IS TO BE APPROXIMATELY 100 FEET FROM THE EAST PROPERTY LINE.
4. THE PROPOSED CAR WASH IS TO BE APPROXIMATELY 100 FEET FROM THE EAST PROPERTY LINE.
5. THE PROPOSED CAR WASH IS TO BE APPROXIMATELY 100 FEET FROM THE EAST PROPERTY LINE.
6. THE PROPOSED CAR WASH IS TO BE APPROXIMATELY 100 FEET FROM THE EAST PROPERTY LINE.
7. THE PROPOSED CAR WASH IS TO BE APPROXIMATELY 100 FEET FROM THE EAST PROPERTY LINE.
8. THE PROPOSED CAR WASH IS TO BE APPROXIMATELY 100 FEET FROM THE EAST PROPERTY LINE.
9. THE PROPOSED CAR WASH IS TO BE APPROXIMATELY 100 FEET FROM THE EAST PROPERTY LINE.
10. THE PROPOSED CAR WASH IS TO BE APPROXIMATELY 100 FEET FROM THE EAST PROPERTY LINE.

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CONCEPT SITE PLAN

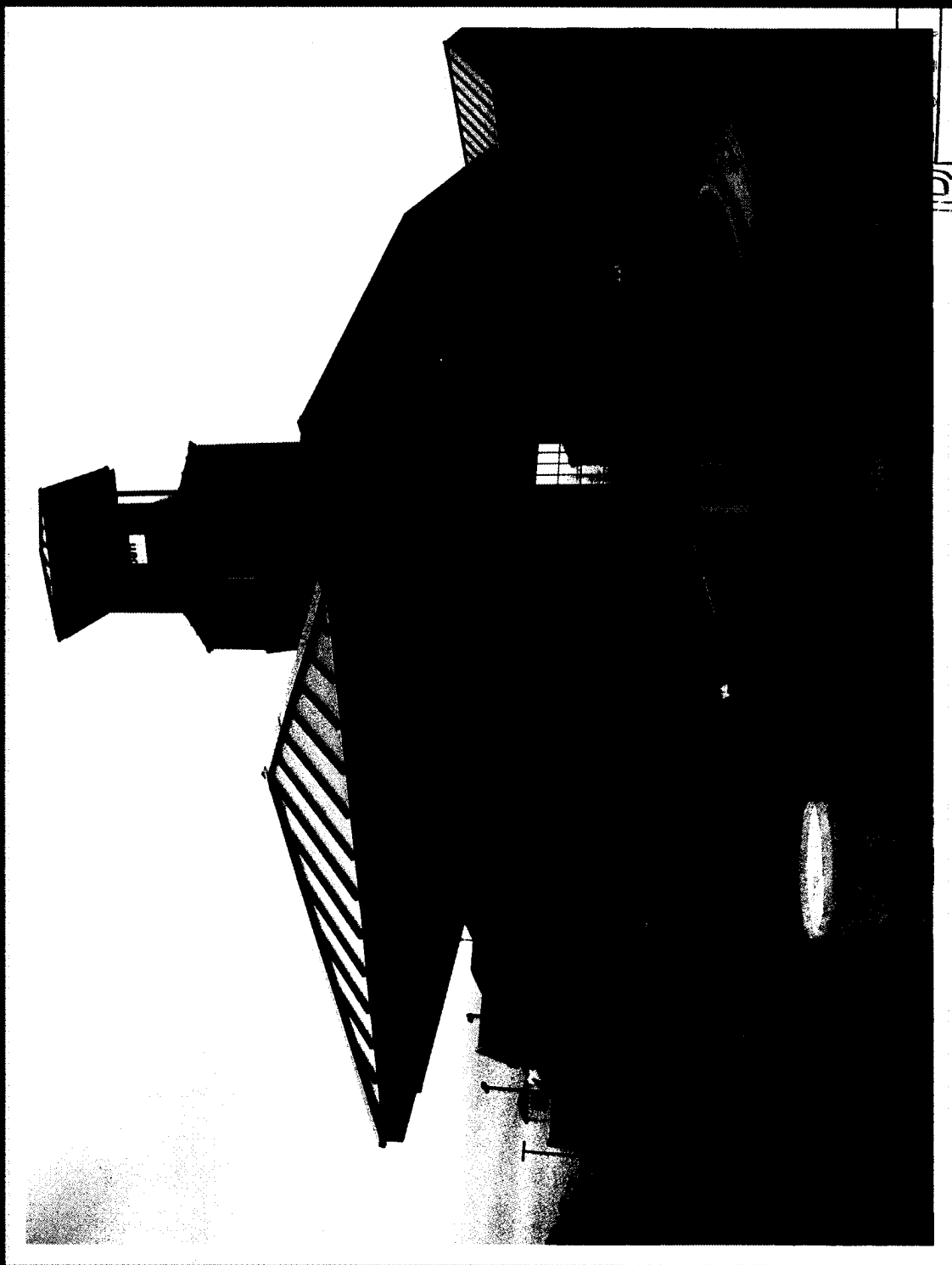
Division/Name	Date
Original Issue	7-19-10
City Planning Department	8-27-10

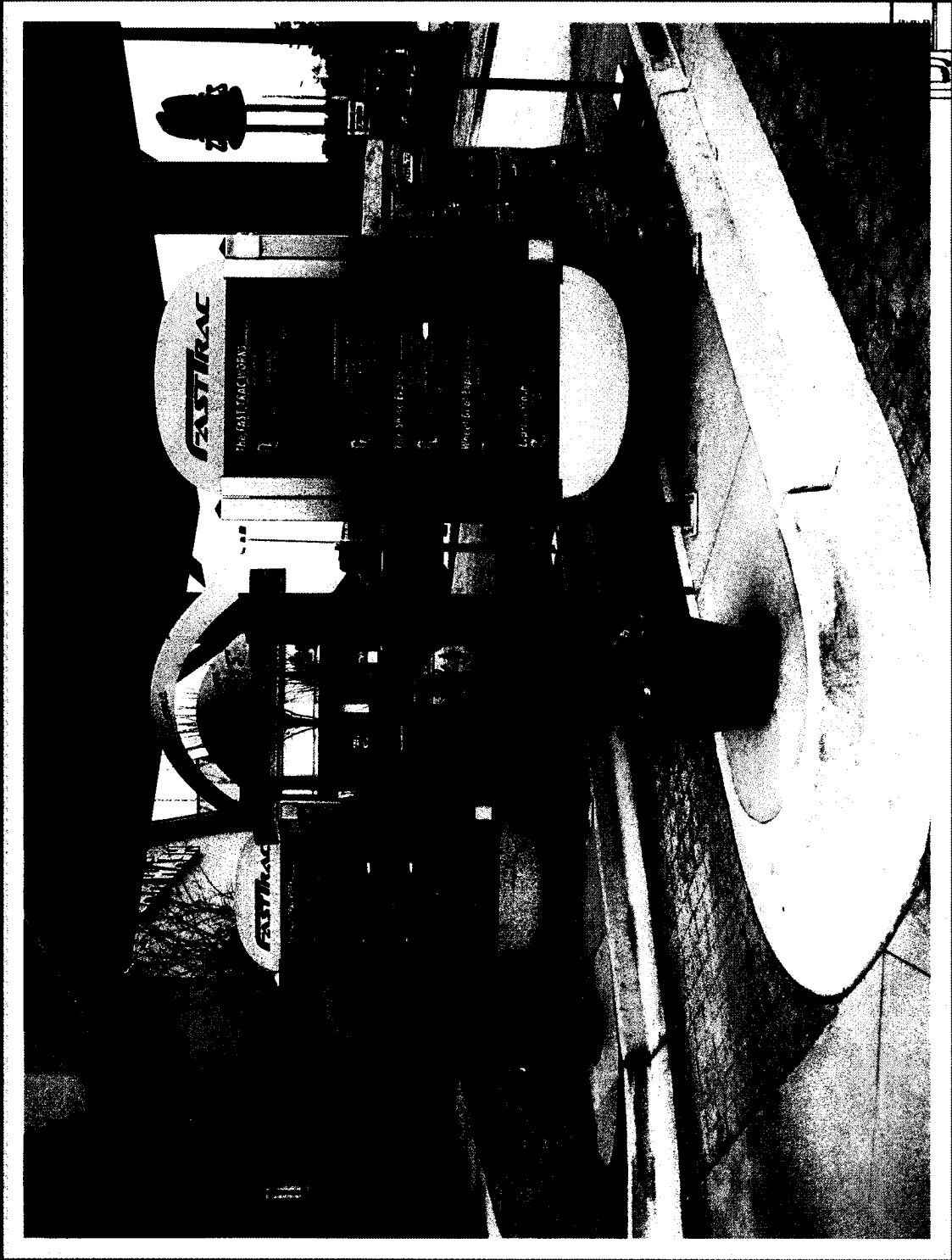
SouthLew
 Design & Consulting
 Land Planning
 Landscape Architecture
 Site Engineering

FAST TRAC CAR WASH
 1120 POWERS FERRY ROAD
 COBB COUNTY, GA
 0.817 ACRES

J & H PROPERTY LEASING
 FAST TRAC CAR WASH L.L.C.
 5678 HARBOR MASTER DRIVE
 POWDER SPRINGS, GA 30127
 MARK HOUSTON 678-910-6900









CONCEPTUAL DESIGN ELEMENTS

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ZONING DIVISION

8-10



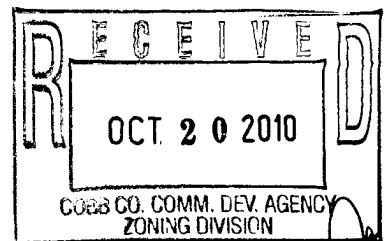
CONCEPTUAL DESIGN ELEMENTS

RECEIVED
OCT 20 2010
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

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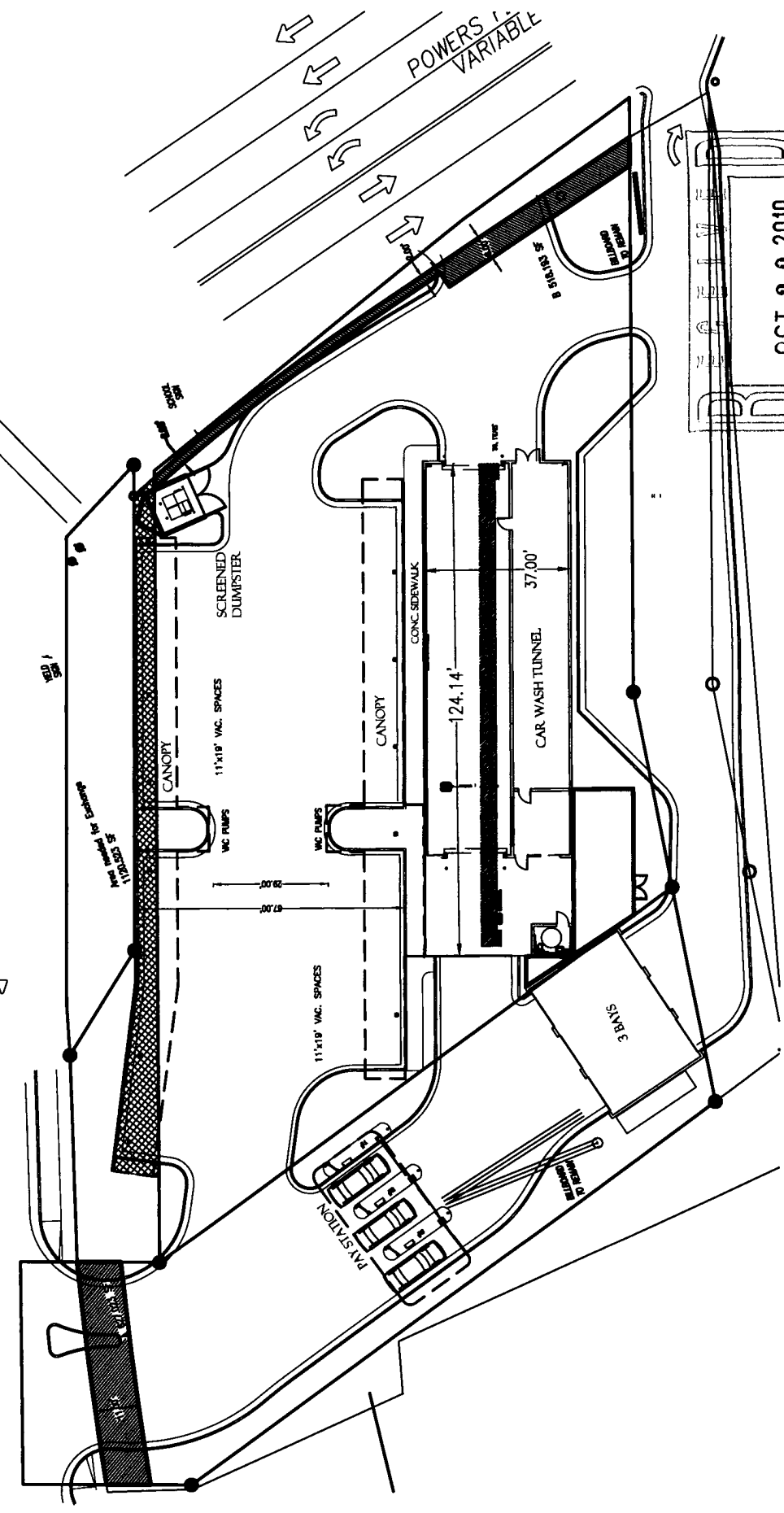
Dumpster Enclosure



[Handwritten signature]
8.40

DELK ROAD VARIABLE R/W

POWERS I. VARIABLE



OCT 20 2010

CUBB CO. COMM. DEV. AGENCY
ZONING DIVISION

8-46