

**OCTOBER 17, 2017 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 1**

**ITEM # 051**

**PURPOSE**

To consider a site plan and stipulation amendment for Racetrac Petroleum, Inc. regarding rezoning case Z-144 of 1997 for property located at the northeast intersection of Dallas Highway and Bob Cox Road, in Land Lot 332 of the 20<sup>th</sup> District (3350 Dallas Highway).

**BACKGROUND**

The subject property was rezoned to Neighborhood Retail Commercial (NRC) in 1997 subject to the site plan submitted in order to develop a Racetrac store. The applicant would like to redevelop the property and construct their new Racetrac store prototype, which carries a lot more food choices. In order to do so, the applicant would need to amend the site plan for the proposed approximately 4,700 square foot building (3,040 square feet currently). The applicant would also like to amend three zoning stipulations from the 1997 case which are: 1) Relocate the dumpsters to the western side of the building; 2) Revise the hours of operation from 6:00 am to 11:00 pm to 4:00 am to midnight; and 3) install an LED freestanding sign along the road with an additional wall sign on the building. If approved, all other zoning stipulations would remain in effect.

**STAFF COMMENTS**

**Stormwater Management:** Subject to Plan Review for proposed site plan revisions.

**RECOMMENDATION**

The Board of Commissioners conduct a Public Hearing and consider the proposed site plan and stipulation amendment.

**ATTACHMENTS**

Other Business application and stipulations.

(Site Plan and Stipulation Approval)

# Application for "Other Business"

## Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)



OB Application No.: OB- 51 -2017

Hearing Date Requested: October 17, 2017

**Applicant:** RaceTrac Petroleum Inc.  
(applicant's name printed)

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Phone #: (770) 431-7600

**Address:** Suite 900, 200 Galleria Parkway, S.E., Atlanta, GA 30339

E-Mail: jbaird@racetrac.com

**MOORE INGRAM JOHNSON & STEELE, LLP**

**J. Kevin Moore**

**Address:** Emerson Overlook, Suite 100, 326 Roswell Street

(representative's name printed)

Marietta, GA 30060

BY: [Signature]

Phone #: (770) 429-1499

E-Mail: jkm@mijs.com

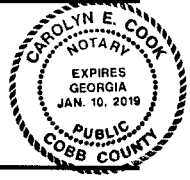
(representative's signature) Georgia Bar No. 519728

Signed, sealed and delivered in presence of:

[Signature: Carolyn E. Cook]

My commission expires: January 10, 2019

Notary Public



**Titleholder(s):** Pepperwood, Inc.

(property owner's name printed)

Phone #: \_\_\_\_\_

**Address:** \_\_\_\_\_

E-Mail: \_\_\_\_\_

See Attached Exhibit "A"

(Property owner's signature)

Signed, sealed and delivered in presence of:

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

Notary Public

**Commission District:** 1 (Weatherford)

**Zoning Case:** Z-144 (1997)

**Size of property in acres:** 1.037+/-

**Original Date of Hearing:** 11/18/1997

OB Hearing Date: 04/20/1999

**Location:** Northeast intersection of Dallas Highway (State Route 120) and Bob Cox Road

(street address, if applicable; nearest intersection, etc.) (3350 Dallas Highway)

**Land Lot(s):** 332

**District(s):** 20th

**State specifically the need or reason(s) for Other Business:** \_\_\_\_\_

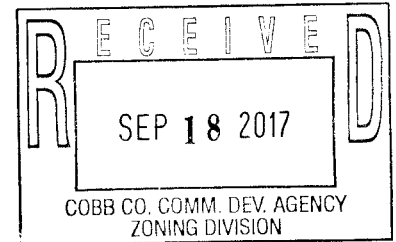
See Exhibit "B" attached hereto and incorporated herein by reference.

(List or attach additional information if needed)

**EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"**  
**(Site Plan and Stipulation Amendment)**  
**Page One of Two**

**Application No.:** Z-144 (1997)  
**Original Hearing Date:** November 18, 1997  
**Date of BOC Zoning Decision:** December 16, 1997  
**Date of OB Zoning Decision:** April 20, 1999  
**Current Hearing Date:** October 17, 2017

**Applicant:** RaceTrac Petroleum, Inc.  
**Titleholder:** Pepperwood, Inc.



**BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS**

On December 16, 1997, the Cobb County Board of Commissioners approved the rezoning of an approximately 1.037 acre tract located at the northeasterly intersection of Dallas Highway (State Route 120) and Bob Cox Road, Land Lot 332, 20<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia (hereinafter "Property" or "Subject Property"), to the Neighborhood Retail Commercial ("NRC") zoning category for the purpose of construction and operation of a RaceTrac gas station and convenience store. Subsequently, on April 20, 1999, the Subject Property came before the Board of Commissioners to modify certain stipulations from the original approval.

RaceTrac Petroleum, Inc., as Applicant in this Application for "Other Business" (hereinafter "Applicant"), seeks approval of a revised Site Plan, together with modification of certain previously approved stipulations applicable to development of the Subject Property, as follows:

- (1) Applicant requests the approval of the Site Plan dated August 31, 2017, presented in this Application for "Other Business," and attached hereto as Exhibit "1" for renovation and redevelopment of Applicant's existing facilities on the Subject Property.
- (2) Applicant further requests revision to the following previously approved stipulations:
  - (a) Relocation of dumpster to western side of building;
  - (b) Revision of hours of operation to 4:00 a.m. to 12:00 a.m.;
  - (c) Approval of LED signage in excess of thirty-two (32) square feet (existing signage square footage will only be replaced, not increased); and approval of additional wall signage for logo/brand signage of "Swirl World."

The amendments proposed and presented herein in no way adversely impact or affect the quality or integrity of the development initially approved by the Cobb County Board of Commissioners. If the requested approval of the Site Plan and the amendments to the stipulations are approved, as submitted, they shall become an additional part of the final rezoning and shall be binding upon the Subject Property.

**EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"**  
**(Site Plan and Stipulation Amendment)**  
**Page Two of Two**

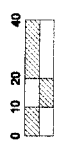
Unless otherwise specifically set forth herein, the balance and remainder of the stipulations and conditions enumerated in the official minutes, and any attachments thereto, of the Board of Commissioners Zoning Hearing held on December 16, 1997, and the Minutes of the April 20, 1999, Board of Commission Zoning Hearing for the "Other Business" amendment, as well as, any other amendments which have been approved by the Board of Commissioners or the District Commissioner, and which are not otherwise in conflict herein, are unaltered or unchanged by this request for Site Plan and Stipulation Amendment.

DATE	
NO.	

THESE PLANS ARE  
**Racetrac**  
 RACETRAC PETROLEUM, INC.  
 2222 CLAMBERG AND BOULEVARD  
 SUITE 100, ATLANTA, GA 30328  
 (770) 431-7800  
 THIS DOCUMENT IS THE PROPERTY OF RACETRAC PETROLEUM, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC.

**SITE PLAN**  
 Store #247 - Bob Cox  
 3550 Dallas Hwy  
 Marietta, Georgia  
 Cobb County

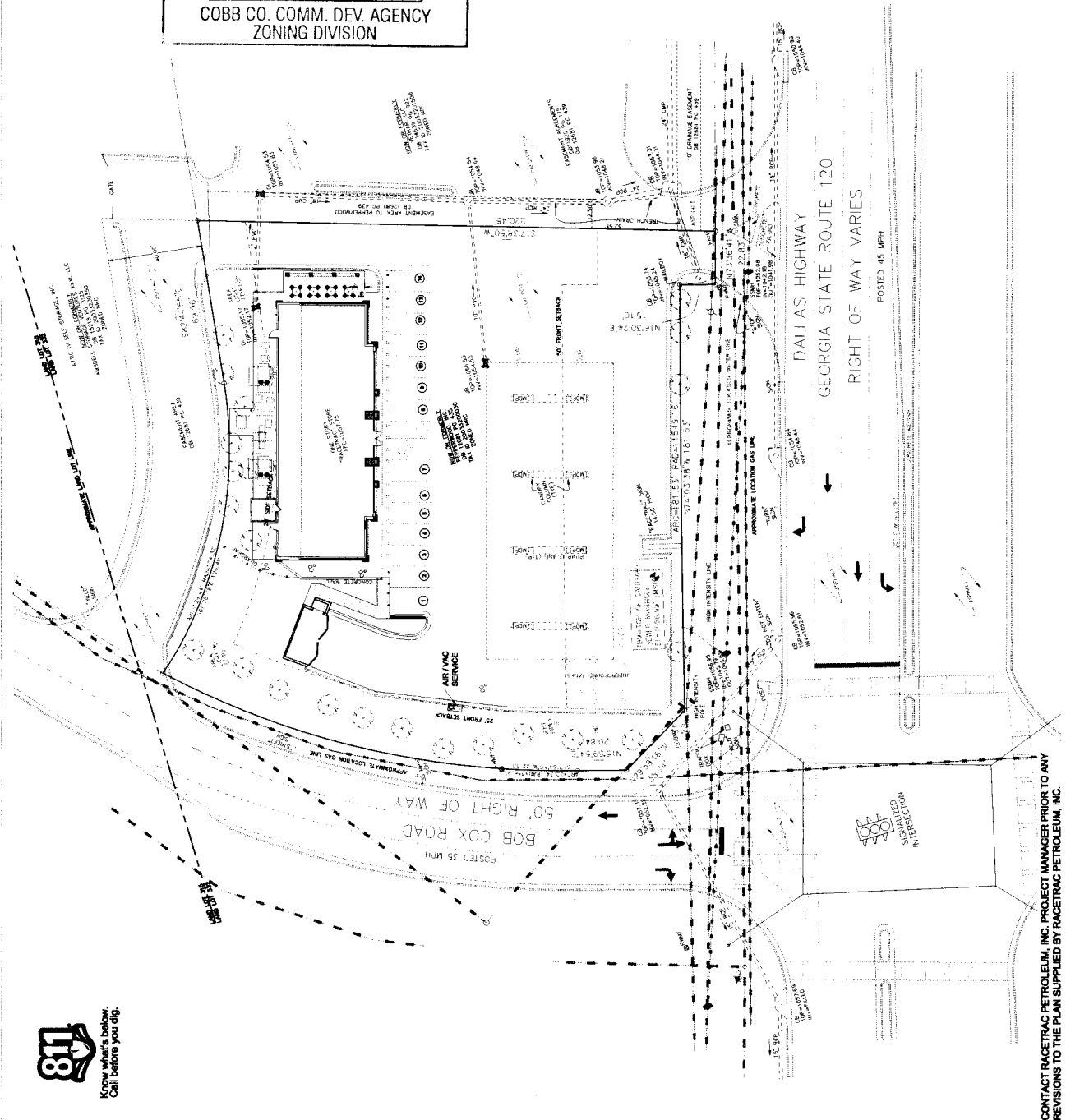
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SCALE	1" = 30'
PROJECT NO.	16-00000000000000000000
VERSION	C3



**R E C E I V E D**

SEP 18 2017

COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION



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

EXHIBIT "1"

**SITE PLAN SUBMITTED FOR APPROVAL BY  
BOARD OF COMMISSIONERS PURSUANT  
TO APPLICATION FOR "OTHER BUSINESS"  
- OCTOBER 17, 2017**

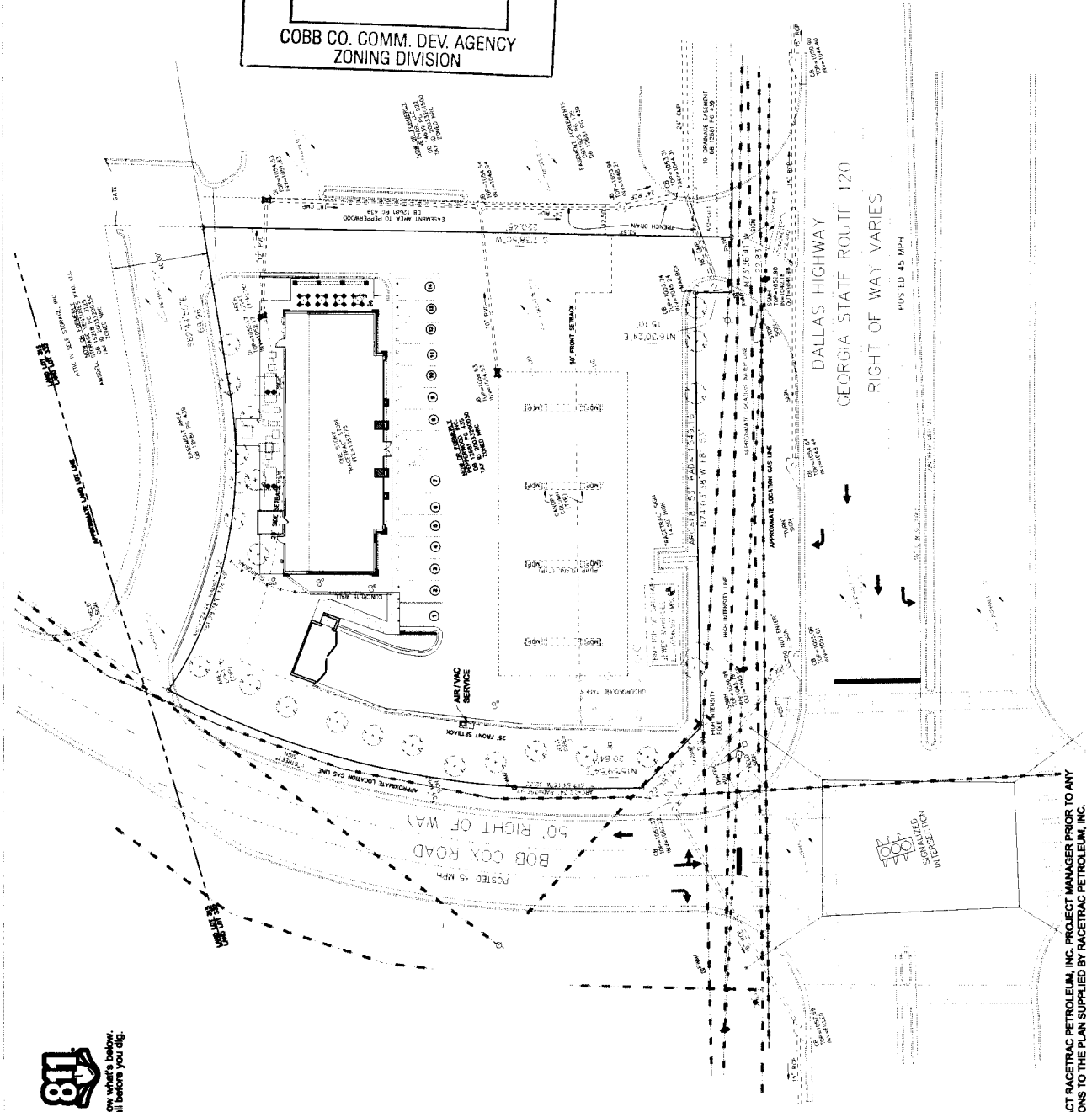
DATE	NO.

THESE PLANS ARE  
 SUBJECT TO PERMAL  
 COPYRIGHT LAWS. ANY  
 USE OR REPRODUCTION  
 WITHOUT PERMISSION  
 OF RACETRAC  
 PETROLEUM, INC. IS  
 PROHIBITED.  
 RACETRAC PETROLEUM, INC.  
 3230 Dallas Hwy  
 Marietta, Georgia  
 (770) 431-7800

**SITE PLAN**  
 Store #247 - "Bob Cox"  
 3230 Dallas Hwy  
 Marietta, Georgia  
 Cobb County

DATE: 11-20-17  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 SCALE: AS SHOWN  
 SHEET NO.: C3  
 VERSION: 1

**RECEIVED**  
 SEP 18 2017  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION



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

**SITE PLAN SUBMITTED FOR APPROVAL BY  
BOARD OF COMMISSIONERS PURSUANT  
TO APPLICATION FOR "OTHER BUSINESS"  
FOR NO. Z-144 (1997)  
- APRIL 20, 1999**



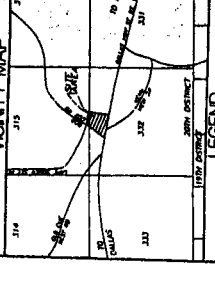
**SITE PLAN**  
**RACETRAC SERVICE STATION**  
**BCC COX ROAD**  
**MARETTA, GEORGIA**

RACETRAC PETROLEUM, INC.  
 300 TECHNOLOGY COURT  
 MARIETTA, GEORGIA

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_

VALUATION MAP

214	215	216	217
218	219	220	221
222	223	224	225
226	227	228	229
230	231	232	233
234	235	236	237



- LEGEND**
- 1. CONCRETE SLAB ON GRADE
  - 2. CONCRETE WALL
  - 3. CONCRETE CURB
  - 4. CONCRETE DRIVE
  - 5. CONCRETE PAVEMENT
  - 6. ASPHALT DRIVE
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**PAVING NOTES**

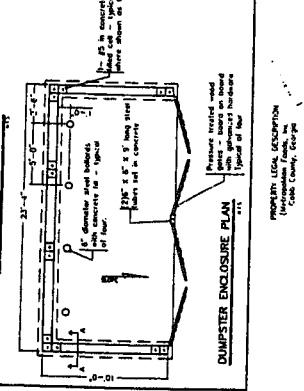
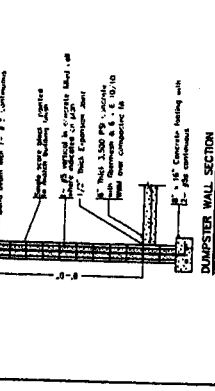
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**DRAINAGE STRUCTURE NOTE**

1. ALL DRAINAGE STRUCTURES TO BE INSTALLED WITH S&W

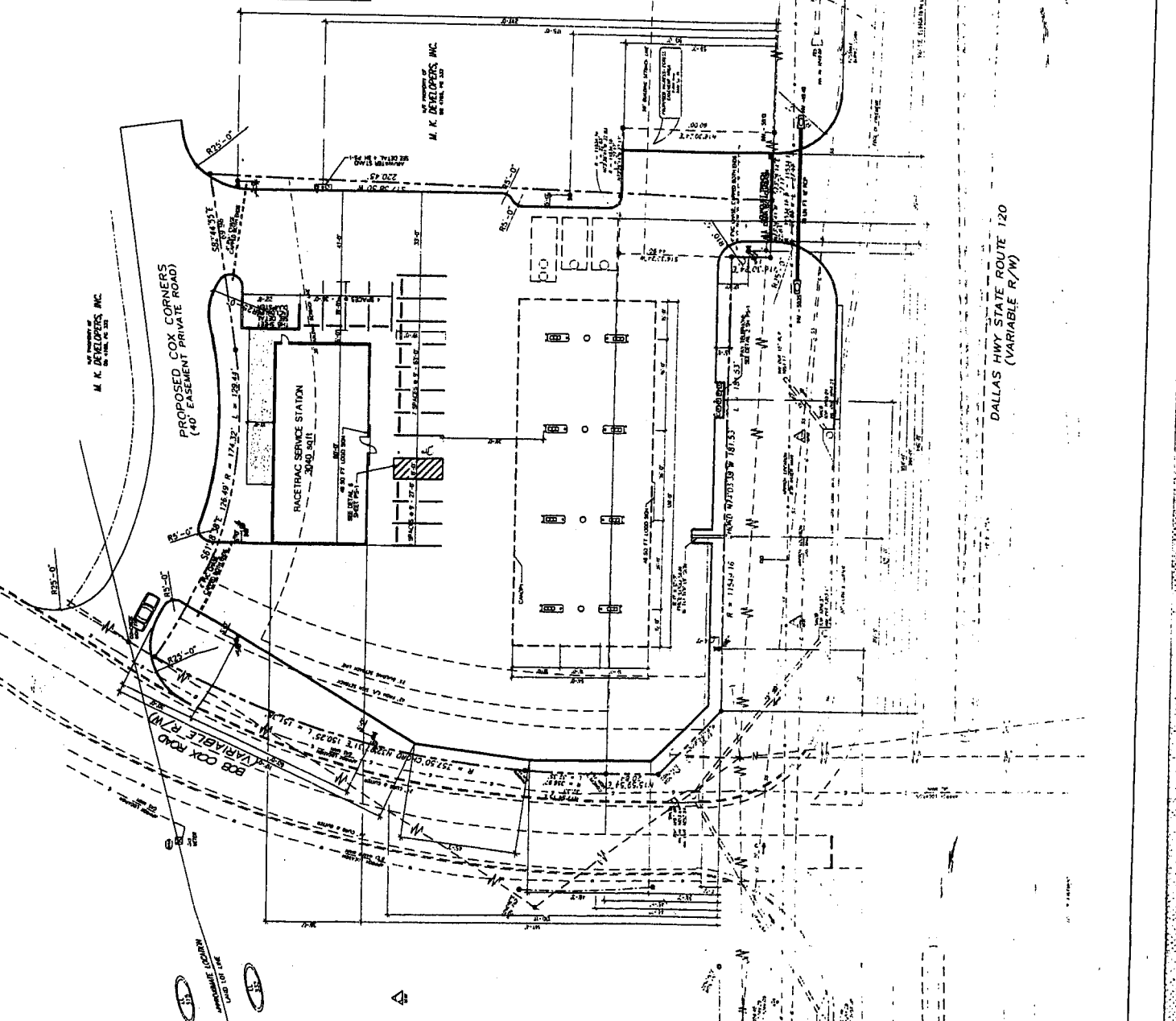
**DRAINAGE STRUCTURE NOTE**

1. ALL DRAINAGE STRUCTURES TO BE INSTALLED WITH S&W



**PROPERTY LEGAL DESCRIPTION**

... (Legal Description Text) ...



**NOTE**

... (Additional Notes) ...

**NOTE**

... (Additional Notes) ...

**OFFICIAL MINUTES OF COBB COUNTY  
BOARD OF COMMISSIONERS ZONING  
HEARING AS TO APPLICATION FOR  
REZONING Z-144 (1997)  
– NOVEMBER 18, 1997**



**OFFICIAL MINUTES OF COBB COUNTY  
BOARD OF COMMISSIONERS ZONING  
HEARING AS TO APPLICATION FOR  
REZONING Z-144 (1997)  
– DECEMBER 16, 1997**



*Compare to  
12/12/97 PLAN  
letter (14)*

SAMS & LARKIN  
A LIMITED LIABILITY PARTNERSHIP  
ATTORNEYS AT LAW  
SUITE 100  
376 POWDER SPRINGS STREET  
MARIETTA, GEORGIA 30064

*2-144 of 1997  
Applicant's letter  
as referenced in  
B/C zoning minutes  
of 12-16-97. Campbell*

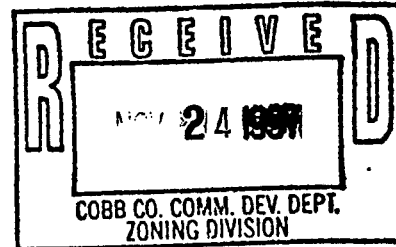
GARVIS L. SAMS, JR.  
JOEL L. LARKIN  
PARKS F. HUFF  
DAVID Y. KWON

November 24, 1997

(770) 422-7016  
TELEPHONE  
(770) 426-6583  
FACSIMILE

VIA HAND DELIVERY

Mr. Edwin Thomas, Principal Planner  
Cobb County Zoning Department  
Suite 500  
100 Cherokee Street  
Marietta, Georgia 30090-9674



Re: Application of Metropolitan Foods, Inc. to Rezone a  
1.037 Acre Tract from GC to NRC (No. Z-144)

Dear Ed:

As you know, the Cobb County Planning Commission voted to hold the above-captioned application until its next regularly scheduled meeting on December 2, 1997. Since the last Planning Commission meeting, my client has continued to engage in an ongoing dialogue with staff, representatives of PLAN and nearby subdivision residents. In that regard, this letter will supersede my previous October 23, 1997 letter to you and shall embody all of the stipulations to which my client is amenable which shall become conditions of and a part of the grant of the rezoning and binding upon the subject property thereafter:

1. Architectural style shall be similar to the rendering previously submitted to staff, PLAN and nearby residents and will include a red brick building with a dark grey pitched metal roof. Canopy supports shall also consist of red brick construction consistent with the architectural style of the convenience store building.
2. Rezoning of the subject property shall be from GC to NRC specifically for purposes of a Racetrac convenience store with gasoline sales. The facility shall be limited to eight (8), as opposed to the originally proposed twelve (12), pumps.<sup>1</sup>

<sup>1</sup>An amended site plan is being prepared depicting the deletion of pumps and other matters contained herein and will be presented to staff upon receipt of same.

VIA HAND DELIVERY

Mr. Edwin Thomas, Principal Planner  
Page 2  
November 24, 1997

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*Z-1449 1997  
Applicant's letter  
Pg #2*

3. Landscaping for the proposed development shall be pursuant to a specific landscape plan which shall be submitted during the Plan Review process, subject to staff and the arborist's review and approval, including the following:
  - (a) A landscaped buffer along the eastern side of Bob Cox Road.
  - (b) Grass planted within the landscaped buffer or otherwise on the subject property shall be sod.
  - (c) The buffer area shall be regularly maintained by the property owner.
  - (d) Dumpsters shall be incorporated into the landscape plan and shall be bricked on at least three (3) sides, consistent with the architectural theme and composition as aforementioned and situated within the interior of the property. All dumpsters shall have rubber lids or bumpers to minimize noise.
  - (e) All HVAC systems and mechanical systems shall be contained within the interior of the subject property and screened by evergreen shrubs and/or wooden fencing.
4. The height of the canopy shall be between fourteen and eighteen feet (14'-18') dependent upon the prevailing topography and grade of the site.
5. Signage for the proposed development shall consist of ground-based, monument-style signage of brick masonry construction consistent with the architectural theme as aforementioned. There shall be no flashing sign components and no exterior illumination of the sign by remote flood-lighting. The signage background color shall be subject to staff review and approval.
6. All exterior lighting employed within the proposed development shall be shoe-box type lighting with any lighting on the building and canopy being shielded to prevent outward illumination toward residential areas along Bob Cox Road. All outside lighting shall be controlled by a photo-electric cell system. Any and all pole lights on the

VIA HAND DELIVERY

Mr. Edwin Thomas, Principal Planner  
Page 3  
November 24, 1997

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2-1449 1997  
Applicant's  
Letter - pg #3

premises shall be no higher than a maximum of eighteen feet (18') with the poles concerning same being black or annonized bronze in color.

7. Subject to the following Cobb County Department of Transportation's recommendations and compliance with Cobb County developmental standards and ordinances related to project improvements including the following:
  - a) The construction of a continuous acceleration/ deceleration lane along the subject property's frontage.
  - b) Insuring minimum sight distance requirements of 312.5 feet.
  - c) Subject to the Applicant obtaining a Georgia DOT permit for ingress and egress concerning Dallas Highway (S.R. 120).
  - d) Providing inter-parcel access via a private road contiguous and to the north of the subject property.
8. Subject to the Cobb County Development & Inspection Department's recommendations with respect to stormwater, detention/hydrology and down stream considerations including the following:
  - a) Subject to recommendations from the department with respect to the ultimate location of detention facilities on the site.
  - b) Exercising sensitivity with respect to all erosion and sediment control ordinance requirements and Clean Water Quality Act provisions.
  - c) Controlling site stormwater discharges so as not to exceed the capacity of down stream stormwater systems and in order to minimize stormwater run-off.
9. Subject to the contemporaneous granting of a rear yard setback variance from 30' to 13' as depicted on the site plan. The relief sought with respect to the rear yard



VIA HAND DELIVERY

Mr. Edwin Thomas, Principal Planner  
Page 4  
November 24, 1997

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*2-144 g 1997  
Applicant's  
letter pg #4*

setback variance devolves upon a hardship created by the positioning of the canopy vis-à-vis the grade and topography of the site and is unrelated to the number of gasoline pumps which, of course, the applicant has deleted from twelve (12) to eight (8).

10. Unless otherwise required by law, there shall be no outside audio devices, including, but not limited to phone bells, loud speakers or music. However, the installation and utilization of a two-way individualized speaker at each pump station for safety/instructional purposes shall be allowed.
11. No vehicles shall be stored or parked on the subject property overnight except in emergency circumstances. Employees working overnight shall, of course, be excepted from this stipulation.
12. The following uses shall be prohibited from the proposed development: car washes and vacuum services.
13. There shall be no outside storage of firewood and propane tanks.
14. Courtesy air/water provisions shall be above-ground and located as indicated on the site plan.
15. The location of public telephones shall be relocated away from the intersection of Dallas Highway and Bob Cox Road. Public telephones shall be programmed so as not to accept incoming calls.
16. The Applicant recognizes the need for consistency and continuity in the overall design, construction, landscaping and maintenance of the subject property. In that regard, the Applicant agrees to take into consideration the recommendations of PLAN, adjacent neighborhoods and the staff concerning architectural design theme and tone. Staff should constitute the final arbiter during the Plan Review process concerning the foregoing issues.

My client has made compelling concessions so that the zoning proposal now before the Planning Commission constitutes a significant departure from the Racetrac proto-types in terms of

SAMS & LARKIN  
A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY

Mr. Edwin Thomas, Principal Planner  
Page 5  
November 24, 1997

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*2-144 of 1997  
Applicant's  
letter - pg #5*

architectural style, utilization and intensity. In fact, the strides which Racetrac has taken in order to address and resolve the concerns of the staff, PLAN and other residents in the area, is unprecedented. In that regard, we believe that the rezoning proposal and the manner in which it has evolved is appropriate from a land use planning perspective and takes into consideration the properties and owners thereof surrounding the proposed development.

Please do not hesitate to call should you or the staff have any questions whatsoever regarding the application or should you require any further information or documentation concerning this zoning proposal.

Very truly yours,

SAMS & LARKIN, LLP



Garvis L. Sams, Jr.

GLS, Jr./jbmc

- cc: Members, Cobb County Planning Commission  
Members, Cobb County Board of Commissioners  
Mr. Mark A. Danneman, Zoning Manager - VIA Hand Delivery  
Ms. Karen Hach, Deputy Clerk - VIA Hand Delivery  
Mr. Steve Weber (via facsimile)  
Ms. Denise Rose, PLAN (via facsimile)  
David Darden, Esq. (via facsimile)  
Ms. Amy Brumelow, Permit Manager  
RaceTrac Petroleum, Inc. (via facsimile)

People Looking After Neighborhoods, Inc.

Commissioner Bill Cooper  
Cobb County Board of Commissioners  
100 Cherokee Street  
Marietta, GA 30090

12/12/97

Z-144 of 1997  
PLAN letter as referenced  
in BOE zoning minutes of  
12/10/97. Karen Dean

COMPARE TO  
Applicant's letter  
①

Re: Z-144 (RaceTrac)

Dear Bill:

This letter is written in conjunction with the *Lake Somerset* and *Woodington* subdivision. As per Steve Weber's letter to you dated 12/10/97, Garvis Sams has not responded further to the requests from P.L.A.N. and the subdivision representatives. The Planning Commission Hearing Minutes 12/2/97 agreed to several of the stipulations changes that P.L.A.N. and the subdivision representatives had requested, although they appeared to feel the remainder of the issues to be left to the decision of the Board of Commissioners.

Although we understand they believe compelling concessions have been made, Metropolitan Foods has conceded on only two major and a few minor points. We would like to emphasize that although Metropolitan Foods has deviated from its prototype station, these stations are usually located near interstate highways and in highly commercialized areas. With the proposed development located in a NAC and in such close proximity to residences, we want to ensure that the development blends in with the surrounding neighborhood area.

We agree with the stipulations from Sams and Larkin dated Nov. 24, 1997 (we have received no further written communication from them since the Nov. 24, 1997 letter) and addressed to Ed Thomas with the *exception* of the following:

- Stip #2 Needs to include: No more than four islands for the eight pumps.
- Stip #3 Landscaping subject to P.L.A.N. and neighborhood representative as well as staff.
  - (a) 25' landscaped buffer; a mixture of hardwoods and evergreen shrubs
  - (d) Needs to include:
    - Dumpster to be completely enclosed; three sides brick with doors on front
    - Dumpster to be located on eastern side of development and away from residences
- Stip #4 Height of canopy not to exceed 16' at its highest point; (14' to 16'). The canopies of the Texaco and Shell gas stations at the Dallas Highway/Ridgeway Road intersection do not exceed 14'.
- Stip #5 Needs to include:
  - (a) Only one 4' RaceTrac sign on canopy facing Dallas Highway; no 4' RaceTrac signage on the two ends (western and eastern) of the canopy

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PLAN letter  
pg #2

- (b) No neon band around canopy
- (c) No banners, inflatable balloons, or similar signage  
(Item #5 in PC Zoning Hearing Minutes states: no freestanding signage on Bob Cox Road, maximum height of 16' for monument signage on Dallas Highway.) But the PC Minutes did not address the a, b, or c above.

Stip #6 Exterior lighting shall be Environmental shoe-box (low intensity);

Needs to include:

- (a) Height of all light poles not to exceed 15'
- (b) No pole-mounted lights on Bob Cox Road side or rear of property higher than 10'
- (c) A reduction by <sup>25</sup>50% of total wattage of the canopy lights. (This can be reduced either by fewer lights or the same number of fixtures with lower wattage.) (Item #7 in PC Zoning Hearing Minutes states: lighting controls per excerpt of PLAN letter (attached and made a part hereof))

Stip #9 Adherence to the 30' setback requirement for the rear of the building; any granting of a variance would be inappropriate.

Stip #10 Needs to include:

- Require volume of any outside speakers to be kept at a minimum (can not be heard past the boundary of the gas station).

Stip #13 Needs to include: No outside displays of merchandise; stacks of colas...

Stip #14 All air/water provisions to be located on the easterly side of the building and away from residences. (Item #3 in PC Zoning Hearing Minutes agrees with this.)

Stip #15 Public telephones to be located on the easterly side of the building and away from residences. (Item #3 in PC Zoning Hearing Minutes agrees with this.)

- NO INCOME TAX -

Additional concerns that had previously been discussed at the Oct. 20, 1997 meeting with Garvis Sams and the Racetrac representatives but were not addressed in Garvis Sams letter to Ed Thomas--or since that time--we feel are important and need to be added as additional stipulations. They are as follows:

Stip #17 Hours of operation to be 6:00am to 11:00pm. (A 24-hour operation is unwarranted to serve the neighborhood and would increase the likelihood of crime. The noise and lights would also adversely affect the neighboring homeowners.) (Item #12 in PC Zoning Hearing Minutes states: users to adhere to the hours of operation as the other stations do along Dallas Highway.)

Hours of operation for the following existing stations are:

- Citco at corner of Villa Rica "Spur" and Dallas Hwy  
M/F 5:00am--10:00pm / Sat/Sun 6:00am--10pm
- Chevron on Dallas Hwy 5:30am--Midnight
- Texaco at Dallas Hwy, Villa Rica, Ridgeway Road 6:00am--Midnight
- Shell at Dallas Hwy, Villa Rica, Ridgeway Road 6:00am--Midnight

Z-144 (RaceTrac)  
page 3

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PLAN letter  
pg #3*

Stip #18 Reduce the number of curb cuts onto the proposed easement road to one, and this to be located on the easterly side of the building. (Curb cut on westerly side of building is too close to Bob Cox Road and would create a safety hazard.)  
*(Item #2 in PC Zoning Hearing Minutes states: the curb cut to the internal private access road closest to Bob Cox Road is to be closed/removed, which then would allow the building to be moved slightly closer to Bob Cox Road)*

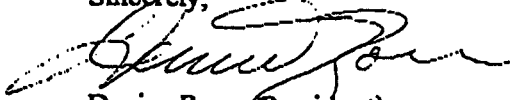
Stip #19 No antennas or towers higher than the top of the building.

Stip #20 No dual purpose or subletting.

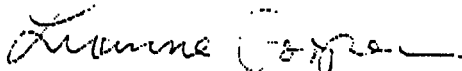
Stip #21 This development should be approved "Site Specific" to requests above.

We believe these adjustments are necessary for the protection of the homeowners who live in close proximity to the site and would minimize the impact the development would have on the neighborhood. It is important that this development be appropriate in scale and design and fit the requirement for the NAC designation and not a CAC. Any future developments in this NAC will be directly influenced by the appearance of the RaceTrac development. For these reasons we ask you to grant these conditions.

Sincerely,



Denise Rose (President)



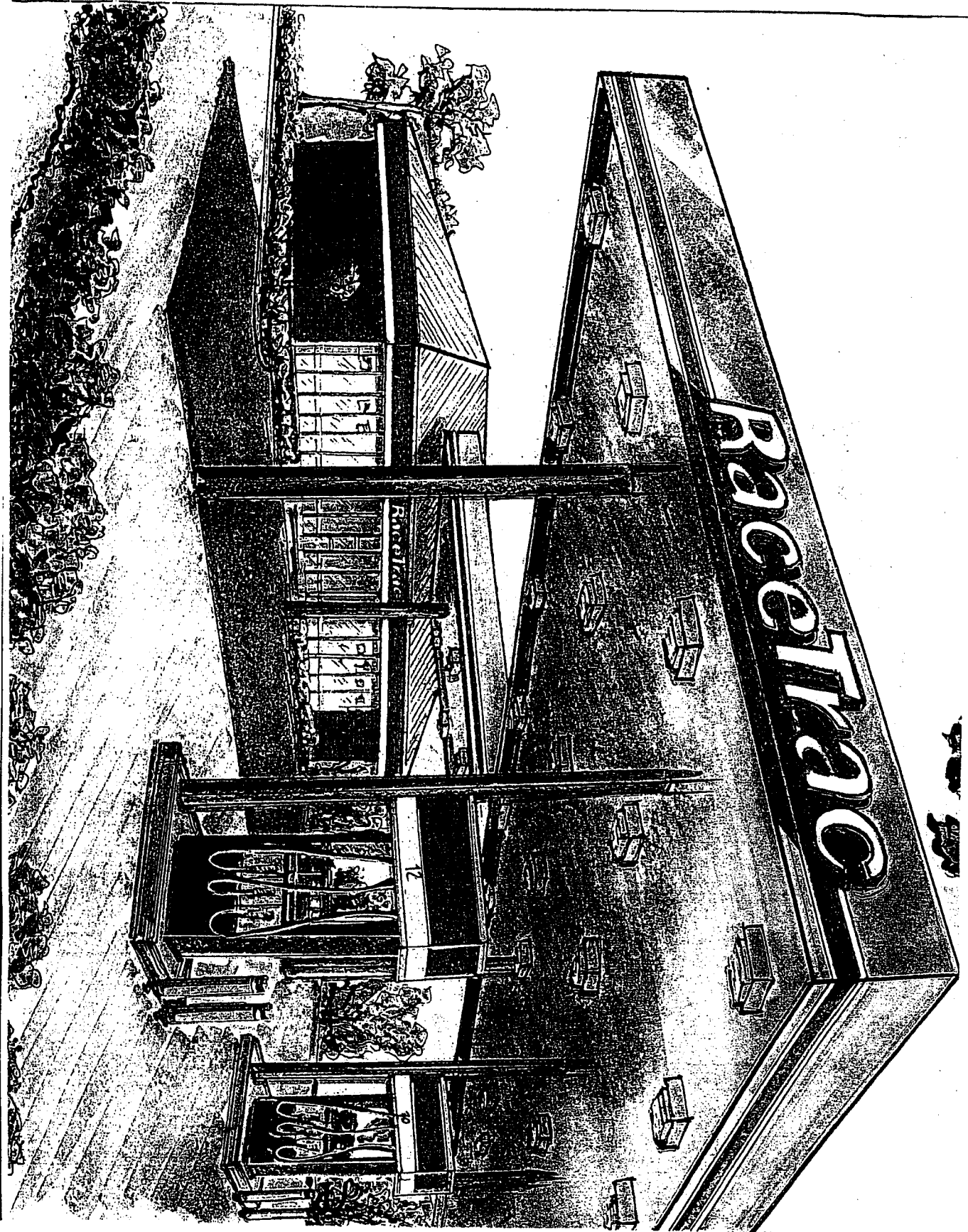
Luanne Porper (Secretary--P.L.A.N and on Board of Directors for *Lake Somerset Civic Assoc.*)

Steve Weber (Member-At-Large for P.L.A.N. and Member of *Woodington HOA*)

Karen Shillings (Member-At-Large for P.L.A.N. and Member of *Woodington HOA*)

cc: Chairman Bill Byrne  
Commissioners Woody Thompson, Joe Lee Thompson, and Gordon Wysong  
Ed Thomas  
Mark Danneman  
Karen Hach  
Garvis Sams

Architectural style submitted  
E: 11/24/97 letter, Item # 1



2-144-Rec'd 12/16/97  
© submitted by GS

**OFFICIAL MINUTES OF COBB COUNTY  
BOARD OF COMMISSIONERS ZONING  
HEARING AS TO APPLICATION FOR  
“OTHER BUSINESS” FOR Z-144 (1997)  
– APRIL 20, 1999**

ORIGINAL DATE OF APPLICATION: 11/97APPLICANTS NAME: METROPOLITAN FOODS, INC.THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE  
COBB COUNTY BOARD OF COMMISSIONERS**BOC DECISION OF 04-20-99 ZONING HEARING:****OTHER BUSINESS ITEM #3 -- TO CONSIDER AMENDMENT TO  
STIPULATIONS --- Z-144 OF 1997 (METROPOLITAN FOODS,  
INC.)**

To consider Amendment to Stipulations for Racetrac, Inc. regarding Z-144 of November 18, 1997 (Metropolitan Foods, Inc.), for property located at the northeast intersection of Dallas Highway and Bob Cox Road in Land Lots 315 and 332 of the 20<sup>th</sup> District.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding applicant's request to amend stipulations for Racetrac, Inc. relative to an increase in the size of the proposed convenience store to a maximum of 3,040 square feet and an additional curb cut onto the proposed private cross access easement. Following discussion, the Board of Commissioners **approved** applicant's request to amend stipulations as defined in Mr. Garvis Sams April 19, 1999 letter regarding Z-144 (Metropolitan Foods, Inc.) for property located at the northeast intersection of Dallas Highway and Bob Cox Road in Land Lots 315 and 332 of the 20<sup>th</sup> District **subject to:** 1) **proposed convenience store to be a maximum of 3,040 square feet;** 2) **second curb cut onto the proposed private cross access easement to be located a minimum of 25 feet from the Bob Cox Road right of way;** 3) **all previous stipulations/conditions to remain in full force and effect.** Motion by Byrne, second by W. Thompson, carried 4-0.



Item #3

**TO CONSIDER AMENDMENT TO STIPULATIONS --- Z-144 OF 1997  
(METROPOLITAN FOODS, INC.)**

06#3  
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1st 2

To consider Amendment to Stipulations for Racetrac, Inc. regarding Z-144 of November 18, 1997 (Metropolitan Foods, Inc.), for property located at the northeast intersection of Dallas Highway and Bob Cox Road in Land Lots 315 and 332 of the 20<sup>th</sup> District.

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3#88  
272

**UNOFFICIAL**  
**NOT PART OF MINUTE**

**LEGEND**

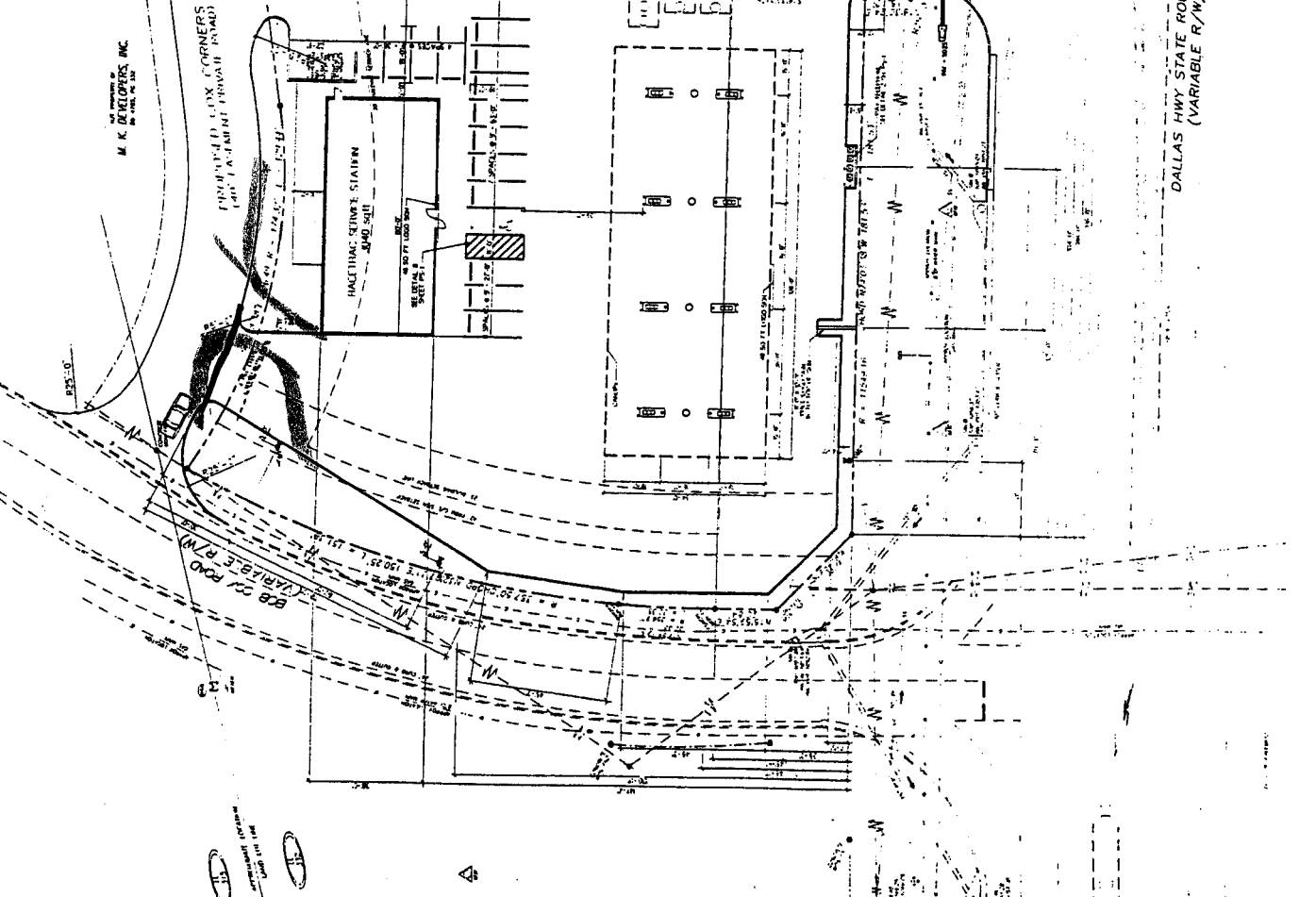
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**PARKING NOTES**

1. PARKING AREA TO BE 100' WIDE AND 200' LONG.
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**DUMPSTER ENCLOSURE PLAN**

**DUMPSTER WALL SECTION**



**2016 PAID AD VALOREM PROPERTY TAX  
RECIPT FOR SUBJECT PROPERTY  
(TAX PARCEL NO. 20033200030)**



Printed: 9/18/2017

**Cobb County Online Tax Receipt**

Thank you for your payment!

**CARLA JACKSON** TAX COMMISSIONER  
**CHELLY MCDUFFIE** CHIEF DEPUTY  
Phone: 770-528-8600  
Fax: 770-528-8679

Payer:  
RACETRAC

**PEPPERWOOD INC**  
**C/O CUSHMAN & WAKEFIELD**

**Payment Date: 10/17/2016**

Tax Year	Parcel ID	Due Date	Appeal Amount	Taxes Due
2016	20033200030	10/17/2016	Pay: N/A or	\$0.00

Interest	Penalty	Fees	Total Due	Amount Paid	Balance
\$0.00	\$0.00	\$0.00	\$0.00	\$14,563.83	\$0.00



Scan this code with your mobile phone to view this bill!!!