Application for Other Business

Cobb County, Georgia

OB-012-2018

(Cobb County Zoning Division – 770-528-2035) **BOC Hearing Date Requested:** 3/20/2018

Applicant: UNITED SIGN ADV, LLC **Phone #:** (404) 408-6788
(applicant's name printed)

Address: 2760 EAST/WEST CONN, SE AUSTELL, GA. **E-Mail:** TONEYLCHALMER@MSN.COM

TONEY L. CHALMERS **Address:** 1022 OAK WAY, CANTON, GA. 30114
(representative's name, printed)

Toney L Chalmers **Phone #:** 404-408-6788 **E-Mail:** TONEY L CHALMERS@MSN.COM
(representative's signature)

Signed, sealed and delivered in presence of:

Joanne Ward
Notary Public

JOANNE WARD NOTARY EXPIRES GEORGIA June 6, 2019 PUBLIC CHEROKEE COUNTY

My commission expires: 6/6/19

Titleholder(s): LGE Community Credit Union **Phone #:** (7) 421-2627
(property owner's name printed) MARIETTA GA.

Address: 430 Commerce Park Dr. S.E. 30060 **E-Mail:** SSABENS@LGECCU.ORG

Shelia Sabens
(Property owner's signature)

Signed, sealed and delivered in presence of:

Patricia M. Reed
Notary Public

PATRICIA M. REED NOTARY EXPIRES GEORGIA Mar. 10, 2019 PUBLIC BOULDING COUNTY

My commission expires: March 10th 2019

Commission District: 4 **Zoning Case:** Z104-1997

Size of property in acres: _____ **Original Date of Hearing:** 1997

Location: 2760 EAST-WEST CONNECTOR, S.W. AUSTELL, GA. 30106
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): _____ **District(s):** _____

State specifically the need or reason(s) for Other Business: TO APPROVE WALL SIGNS ON BUILDING.

(List or attach additional information if needed)

Application for Rezoning
Cobb County

Application No. Z-104
PC Hearing: 08.05.97
BOC Hearing: 08.19.97

Sofran Group Business Phone (770)351-9300 Home Phone

Chris May Address 6160 Peachtree Dunwoody Rd. Atlanta, GA. 30328
(representative's name, printed)

Business Phone (770) 351-9300
(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: MY COMMISSION EXPIRES JAN. 28, 2000

Notary Public

Titleholder Martha Myrtice Casey ~~Mark and Dety Casey~~ Business Phone Home Phone (770)943-5349 ~~(770)943-2947~~

see attached for signatures

Signature Address 2461 Hurt Road Marietta, GA. 30060 ~~2455 Hurt Road Marietta, GA. 30060~~

(attach additional signatures, if needed)

Signed, sealed and delivered in presence of:

My commission expires:

Notary Public

Zoning Request From R-20 (present zoning) to CRC (proposed zoning)

For the Purpose of Retail Development and/or a Theatre (subdivision, restaurant, warehouse, apt., etc.) Size of Tract 24.67 Acre(s)

Location L.L. 788 Located between the East-West Connector and Hurt Rd. at the intersection of Powder Springs Rd. and the East-West Connecto (street address, if applicable: nearest intersection, etc.)

Land Lot(s) 788 2nd Section District 19

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there ~~are~~/are no such assets. If any, they are as follows:

(applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there ~~is~~/is not such a cemetery. If any, they are as follows:

(applicant's signatur

Rev. November 12, 1996 I:\DATA\ZONING\APPLICATIONS\ZONING APP

Application for Rezoning
Cobb County

Application No. 2-104
PC Hearing: 08-05-97
BOC Hearing: 08-19-97

plicant _____ Business Phone _____ Home Phone _____

_____ Address _____
(representative's name, printed)

_____ Business Phone _____
(representative's signature)

Signed, sealed and delivered in presence of:

_____ My commission expires: _____
Notary Public

Titleholder Mark L. Casey, Myrtle Casey, Bernice Betty Casey Business Phone _____ Home Phone _____

Signature _____ Address _____
(attach additional signatures, if needed)

Signed, sealed and delivered in presence of:

Notary Public, DeKalb County, Georgia
My Commission Expires Oct. 13, 2000

_____ My commission expires: _____
Notary Public

Zoning Request From _____ to _____
(present zoning) (proposed zoning)

For the Purpose of _____ Size of Tract _____ Acre(s)
(subdivision, restaurant, warehouse, apt., etc.)

Location _____
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) _____ District _____

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there are/are no such assets. If any, they are as follows:

_____

_____

_____
(applicant's signature)

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there is/is not such a cemetery. If any, they are as follows:

_____

_____

_____
(applicant's sign

APPLICATION NO.: Z-104

ıGINAL DATE OF APPLICATION: 08/97

ıPPLICANT'S NAME: SOFRAN GROUP

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 08-19-97 ZONING HEARING:

SOFRAN GROUP (Martha M. Casey, Mark Casey and Dety Casey, owners) for Rezoning from **R-20** to **CRC** for the purpose of a Retail Center and Theaters in Land Lot 788 of the 19th District. 24.67 acres. Located on the north side of the East/West Connector, south side of Hurt Road, east of Powder Springs Road. A motion by W. Thompson to approve request with stipulations was seconded by Byrne for discussion. Upon discussion of the project this motion was withdrawn by general consensus of the members. On a separate motion, the Board of Commissioners **held** rezoning request until their September 16, 1997 Zoning Hearing. Motion by W. Thompson, second by Wysong, carried 5-0.

APPLICATION NO.: Z-104

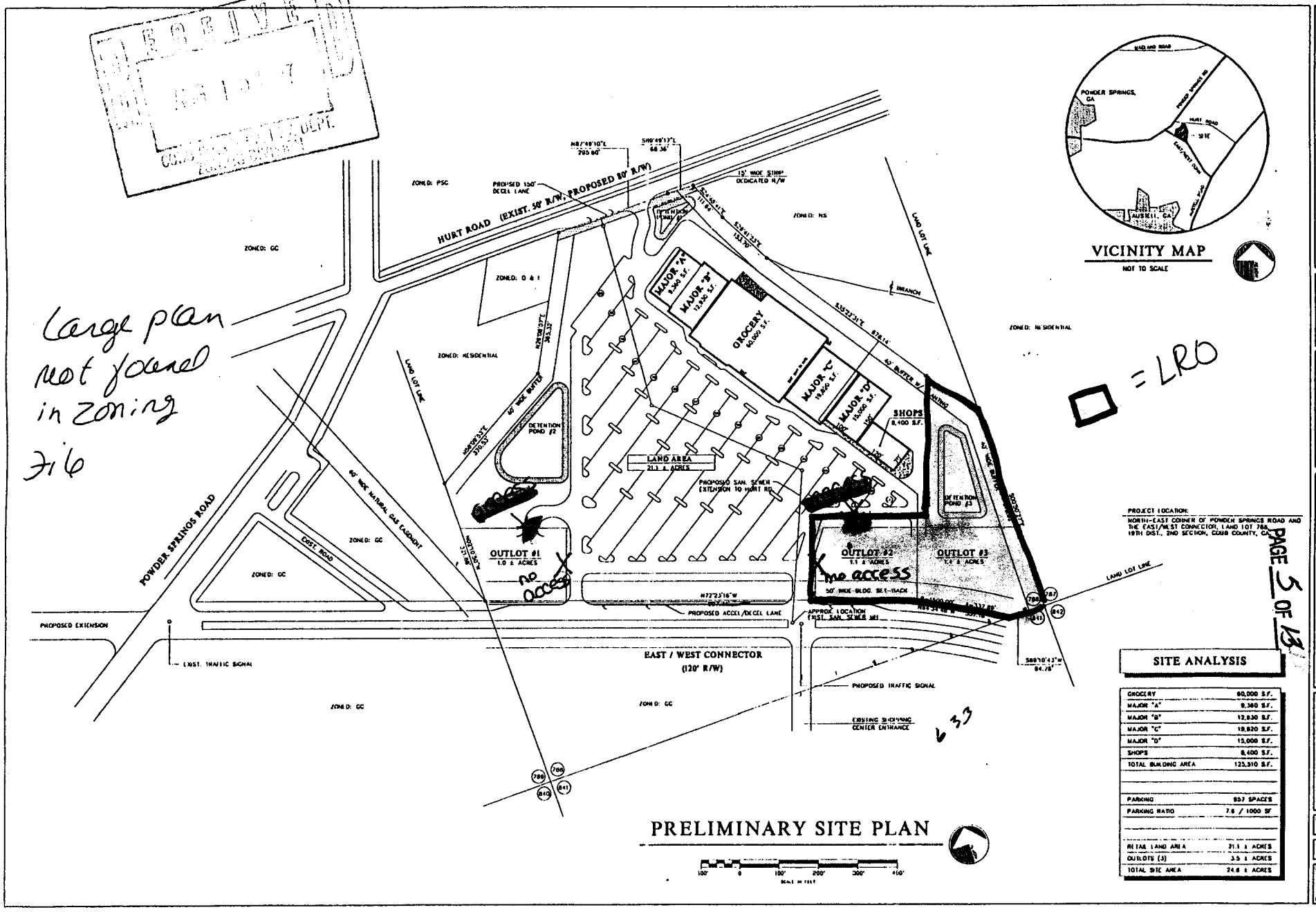
ORIGINAL DATE OF APPLICATION: 08/97

APPLICANT'S NAME: SOFRAN GROUP

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 09-16-97 ZONING HEARING: SOFRAN GROUP (Martha M. Casey, Mark Casey and Dety Casey, owners) for Rezoning from **R-20** to **CRC** for the purpose of a Retail Center and Theaters in Land Lot 788 of the 19th District. 24.67 acres. Located on the north side of the East-West Connector, and the south side of Hurt Road, east of Powder Springs Road. The Board of Commissioners **deleted** request to the **LRO and CRC zoning districts subject to: 1) LRO zoned property is located per rendering attached and made a part hereof; 2) letter of agreeable conditions dated September 12, 1997 attached and made a part hereof; 3) internal access to outparcels is required, per rendering attached and made a part hereof; 4) Water and Sewer comments and recommendations; 5) project subject to Stormwater Management Division comments and recommendations; 6) 40 foot undisturbed buffer with supplemental planting material where needed to provide screening; 7) project subject to Cobb DOT comments and recommendations; 8) 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; 9) owner/developer required to meet all Cobb County development requirements and ordinances related to project improvements**. Motion by W. Thompson, second by Cooper, carried 4-0.

Z-104- Rendering as referenced in Zoning Minutes of 9-16-97. [signature]



Large plan not found in Zoning file

= LRO

633

VICINITY MAP

NOT TO SCALE

PRELIMINARY SITE PLAN

SCALE IN FEET

SITE ANALYSIS

GROCERY	60,000 S.F.
MAJOR "A"	9,360 S.F.
MAJOR "B"	12,930 S.F.
MAJOR "C"	19,820 S.F.
MAJOR "D"	15,000 S.F.
SHOPS	8,400 S.F.
TOTAL BUILDING AREA	125,510 S.F.
PARKING	957 SPACES
PARKING RATIO	7.6 / 1000 SF
RETAIL LAND AREA	21.1 ± ACRES
OUTLOTS (3)	3.5 ± ACRES
TOTAL SITE AREA	24.6 ± ACRES

ROBERTSON LOIA ROOF

5780 Peachtree-Dunwoody Road
Suite 195
Atlanta, Georgia 30342

ARCHITECTS Phone (404) 257-9790
ENGINEERS Fax (404) 851-1732

REVISIONS

PROJECT

PROPOSED DEVELOPMENT
POWDER SPRINGS ROAD @ THE EAST/WEST CONNECTOR
COBB COUNTY, GEORGIA

THE SOFRAN GROUP
ATLANTA, GEORGIA

SHEET TITLE

PRELIMINARY SITE PLAN

SCALE: 1" = 100'

DATE AUGUST 15, 1997

JOB NUMBER 97-135

SHEET NUMBER 1B OF

John W. Hammond
ATTORNEY AT LAW
P.O. BOX 548
241 LEMON STREET, SUITE D
MARIETTA, GEORGIA 30061

TELEPHONE:
770) 422-3883

FAX
(770) 218-1205

September 12, 1997

RECEIVED
SEP 12 1997
DEV. DEPT.

Cobb County Board of Commissioners
100 Cherokee Street
Marietta, Georgia 30090

Z-104- Stipulation letter as referenced in Zoning Minutes of 9-16-97. Deputy County Clerk

RE: Zoning Application Z-104 of Sofran Group

Dear Sirs:

We have discussed further with area residence with regard to the above rezoning matter since my letter dated September 6, 1997 and as a result wish to submit the following as an updated version of the previous September 6th letter for your consideration at the time of the consideration of the rezoning application.

Following the Commission meeting of August 19, 1997 and in light of the passage of the motion to hold the consideration of the application with regard to the zoning application of The Sofran Group for rezoning of property located at the intersection of Powder Springs Road and the East-West Connector designated as Z-104, Sofran Group has attempted to resolve all of the issues raised as concerns by the Commissioners about the rezoning. The following stipulations are proposed to be incorporated into the rezoning ordinance, if adopted, to be applicable to the captioned property which is the subject of zoning case Z-104. These stipulations incorporate the resolution of concerns of the neighborhood group which were expressed at the commission meeting and resulted from a meeting with the group following the meeting. In addition, the comments of staff filed for review with the application by the county's staff, are to be incorporated into any ordinance as was stated at the time of the presentation on August 19th.

IT IS STIPULATED that the following items shall be incorporated into and be come a part of Ordinance No. _____, which shall be adopted by the Cobb County Board of Commissioners in connection with the rezoning application No. Z-104 by the Sofran Group.

1. That all trash collection, dumpster pick-ups and deliveries shall be allowed on the property during the hours of 7:00 A.M. and 10:00 P.M. only. Further, no delivery trucks shall be allowed to sit at idle for extended periods of time awaiting store openings and no longer than for a period of loading and unloading of merchandise during regular delivery times.

2. That a Forty (40) foot undisturbed natural buffer, supplemented by Leland Cypress or

2-104 step letter continued Pg. #2

similar vegetation, shall be left in all areas where the property adjoins existing subdivision housing.

3. That a minimum eight (8) foot opaque fence shall be erected interior to the buffer mentioned in item 2 above. In addition to that fence there shall be a six (6) foot chain-link fence erected to separate the subject development property from the land on the north side of the property owned by Robert and Linda Lester.

4. That all exterior lighting erected or placed upon said property shall be placed such that any illuminations from said lighting shall be directed toward the development on the property and is unobtrusive to the the adjoining subdivision property, with the ultimate goal being to shield the said residences from the development lighting. All plans for lighting shall be submitted and subject to approval by county planning staff.

5. That no restaurant shall be developed or placed in the southeastern most out-parcel or corner of the captioned property and specifically that area designated as "Lot 3" on the proposed development plan presented to the Board of Commissioners at the August 19th meeting.

6. That no gasoline sales shall be allowed or conducted by any development on the areas in the southeastern most area of the captioned property, which are shown more particularly as "Lots 2 and 3" on the proposed site plan as presented to the Board of Commissioners at their August 19th meeting.

7. That there shall be no package stores, adult bookstores or adult entertainment clubs allowed to operate on the development properties.

8. That all detention ponds shall have a perimeter chain link fence, or similar type barrier fencing, erected at a minimum height of six (6) feet.

9. That temporary buffer fencing shall be provided during the construction phase in all areas adjoining subdivision property and which is of appropriate height to adequately shield homes in the subdivision from the sight of the construction area.

10. That no power sweepers shall be operated between the hours of ten (10:00) P.M. and seven (7:00) A.M. Monday through Saturday and between ten (10:00) P.M. and ten (10:00) A.M. on Sunday.

11. That architectural and facade plans shall be submitted to county planning staff for review and approval and final review shall be presented by staff to the Board for review and approval. It is understood that approval shall not be unreasonably withheld and shall be viewed consistent with architectural and facade plans previously approved for similar developments in the county.

12. That a a barrier shall be permanently installed at any entrance or entrances fronting on Hurt Road which shall prohibit large trucks access from Hurt Road into the property. Said barriers may be in the form of "headache" bars, concrete structures, or similar devices designed to restrict

2-104 stip
letter continued
pg. #3

turning radii and access to the captioned property.

13. That all recommendations by county staff with regard to this zoning application shall be incorporated into and become a part of of these stipulations.

With the above stipulations being incorporated into the rezoning ordinance in connection with this property, we feel that we have made our best good faith effort to resolve all concerns. If there are additional concerns that the commissioners may have, we will certainly work to incorporate them as well into these stipulations. We hope that these offered stipulation meet with your approval and we look forward to responding to any and all questions from you both prior to and at the next Board meeting wherein our rezoning application will be considered.

This letter, as above mentioned, supplements and amends our letter of September 6th and is the latest and most accurate stipulations to be considered as part of the rezoning petition. Thank you for your kind consideration and attention in this matter.

Very truly yours,

John W. Hammond, Esq.
Counsel for The Sofran Group

 APPLICATION NO. Z-104

ORIGINAL DATE OF APPLICATION: 08-19-97

APPLICANTS NAME: SOFAN GROUP

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 08-15-00 ZONING HEARING:

OTHER BUSINESS ITEM #4 – TO CONSIDER APPROVAL OF THE ARCHITECTURAL AND FAÇADE DESIGN OF LOCKHEED GEORGIA EMPLOYEES CREDIT UNION REGARDING Z-104 (SOFRAN GROUP) OF AUGUST 19, 1997

To consider approval of the architectural and façade design for Lockheed Georgia Employees Credit Union regarding Z-104 (Sofran Group) of August 19, 1997, for property located between the East-West Connector and Hurt Road at their intersection with Powder Springs Road in Land Lot 788 of the 19th District.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding the request. Following brief discussion the following motion was made:

MOTION: Motion by W. Thompson, second by Byrne, to **approve** the architectural and facade design for Lockheed Georgia Employees Credit Union regarding Z-104 (Sofran Group) of August 19, 1997 for property located between the East-West Connector and Hurt Road at their intersection with Powder Springs Road in Land Lot 788 of the 19th District. Copies of letter of request from Flynn-Finderup dated July 21, 2000, the site plan submitted, and a photograph of the exterior of the proposed building are attached and made a part of these minutes.

VOTE: **ADOPTED** unanimously

FLYNN · FINDERUP
ARCHITECTS

RECEIVED
JUL 28 2000
COBB CO. COMM. DEV. DEPT.
ZONING DIVISION

July 21, 2000

(Z-104 of 1997)
Min. Bk. 95 Petition No. O.B. Item #4
Doc. Type Request Letter
Meeting Date August 15, 2000

Mark A. Danneman
Zoning Division Manager
Cobb County Community Development Department
191 Lawrence Street
Marietta, GA 30063

Mr. Danneman:

On behalf of our client, Lockheed Georgia Employees' Federal Credit Union, I hereby request your approval and recommendation to the Board of Commissioners. The Credit Union is planning to build a new branch for its members on an outlot at the Regal Cinemas complex on the East-West Connector. Attached are a proposed site plan and color photos of the entrance sign and building exterior facing the Connector. The photos are from an identical facility that we just completed in Kennesaw. All colors and materials at the Austell branch will be as represented by the photos.

We ask to be included on the agenda for the first available hearing date, August 15, 2000, under "Other Business", for approval of architecture and façade plans. The purpose is to amend a minor stipulation adopted by the Board of Commissioners, Case Z-104, originally heard on August 19, 1997.

I will plan to represent our client at the Board of Commissioners meeting. Please call me at 770/859-0029 if you have any questions.

Sincerely,

Lars M. Finderup, MAA

Enclosures

Cc: Bill Shaw, Lockheed Georgia Employees' Federal Credit Union

PFF, INC. ■ REGISTRATIONS: GEORGE M. FLYNN, GA, TN, WI; LARS M. FINDERUP, DENMARK
1355 Terrell Mill Road, Building 1468, Suite 250, Marietta, GA 30067
TELEFAX: 770/859-0903 TELEPHONE: 770/859-0029

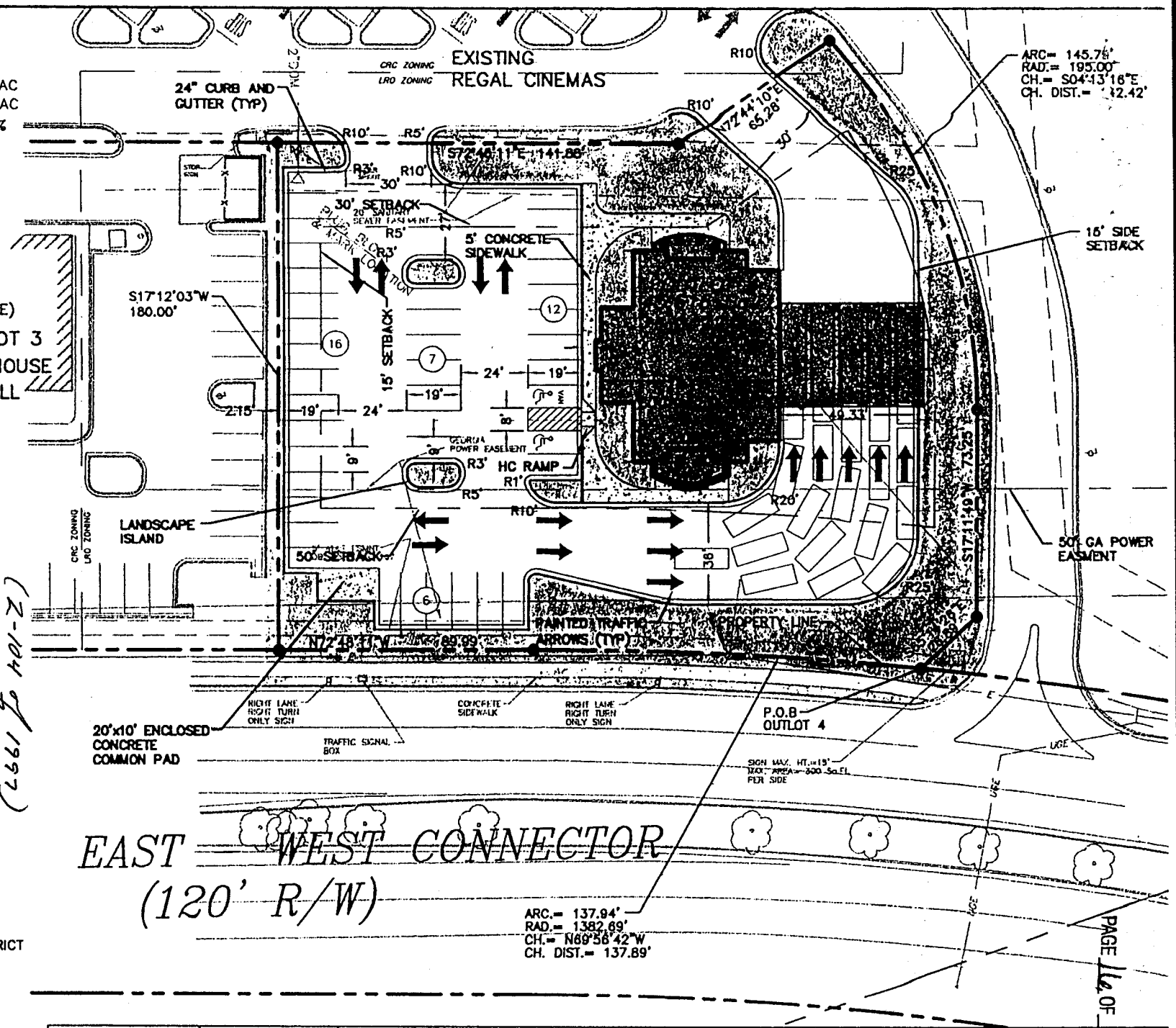
SITE DATA:

LAND AREA: 1.04 AC
IMPERVIOUS SURFACE: 0.78 AC
GREENSPACE: 0.26 AC
=25% > 20%

BLDG AREA: 4,200 S.F.

PARKING REQUIRED: 18 SPACES
1 SPACE/285 S.F.
PLUS 3 SPACES PER ATM

PARKING PROVIDED:
38 REGULAR SPACES
2 HANDICAP SPACES
(INCLUDING 1 VAN ACCESSIBLE)
40 TOTAL SPACES



1"=50'

(Z-104 of 1997)
Min. Bk. 15 Petition No. O.B. Zoning #4
Doc. Type Site Plan
Meeting Date August 15, 2000

CURRENT ZONING IS LOW RISE OFFICE
LAND LOT 788 2ND SECTION 19TH DISTRICT

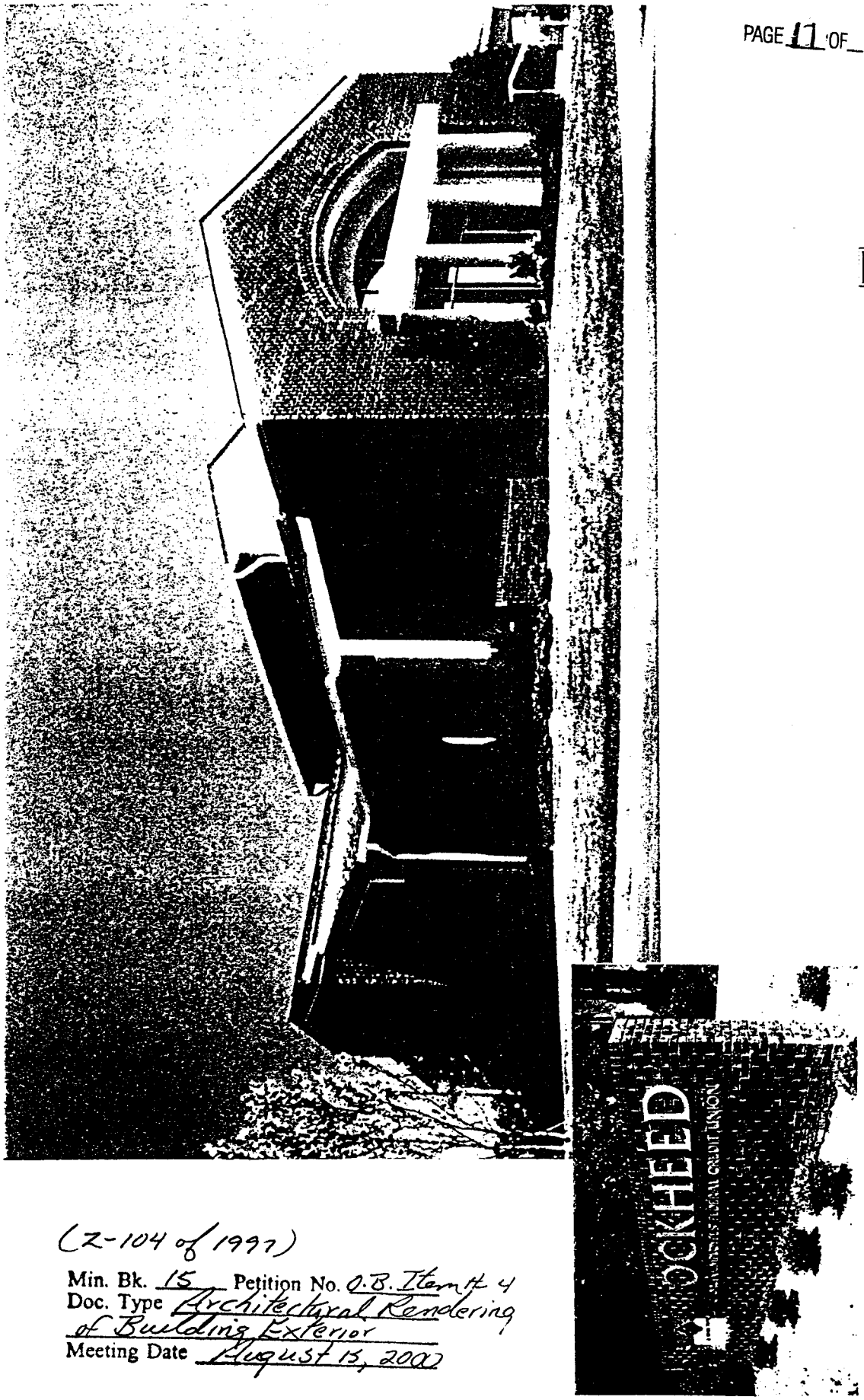
LOCKHEED CREDIT UNION
EAST-WEST CONNECTOR
COBB COUNTY, GA

SHEET NO.: PC-2	DATE: 7/26/00	PRELIMINARY SITE PLAN	FLYNN-FINDERUP ARCHITECTS 1355 TERELL MILL ROAD MARIETTA, GA 30067	COLUMBIA ENGINEERING LAND PLANNERS CIVIL ENGINEERS 4405 INTERNATIONAL BLVD. SUITE B-101 NORCROSS, GEORGIA 30093 (770) 925-0357
PROJECT NO.: 1880-20	DWN BY: MZ			

PAGE 16 OF

FLYNN·FINDERUP ARCHITECTS

LOCKHEED GEORGIA EMPLOYEES' FEDERAL CREDIT UNION



(Z-104 of 1997)

Min. Bk. 15 Petition No. O.B. Item # 4
Doc. Type Architectural Rendering of Building Exterior
Meeting Date August 15, 2000

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
AUGUST 15, 2000

ITEM #4

To consider approval of the architectural and façade design for Lockheed Georgia Employees Credit Union regarding Z-104 (Sofran Group) of August 19, 1997, for property located between the East-West Connector and Hurt Road at their intersection with Powder Springs Road in Land Lot 788 of the 19th District.

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VOTE: **ADOPTED** unanimously

FLYNN · FINDERUP
ARCHITECTS

RECEIVED
JUL 28 2000
COBB CO. COMM. DEV. DEPT.
ZONING DIVISION

July 21, 2000

(Z-104 of 1997)
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Cobb County Community Development Department
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Cc: Bill Shaw, Lockheed Georgia Employees' Federal Credit Union

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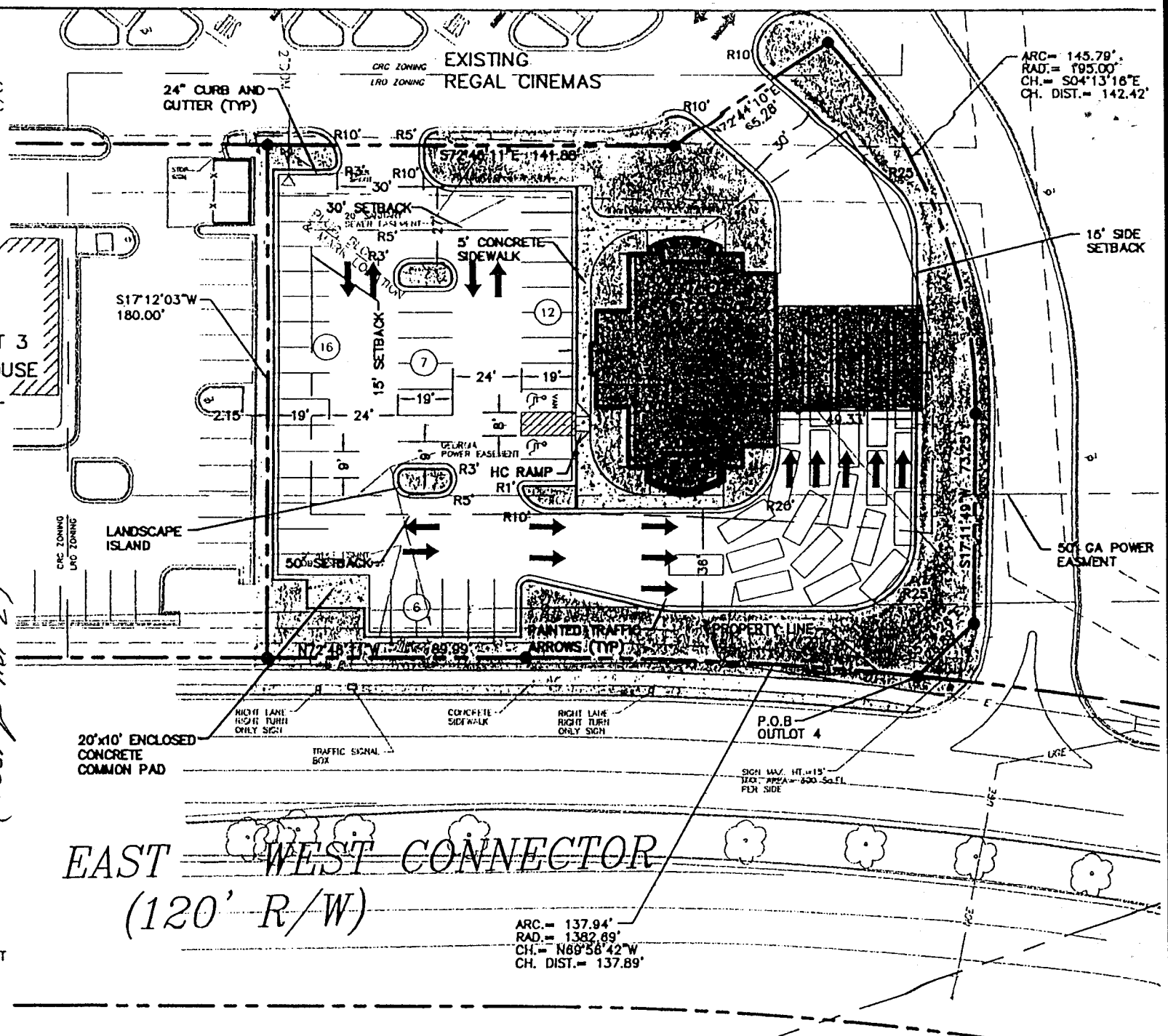


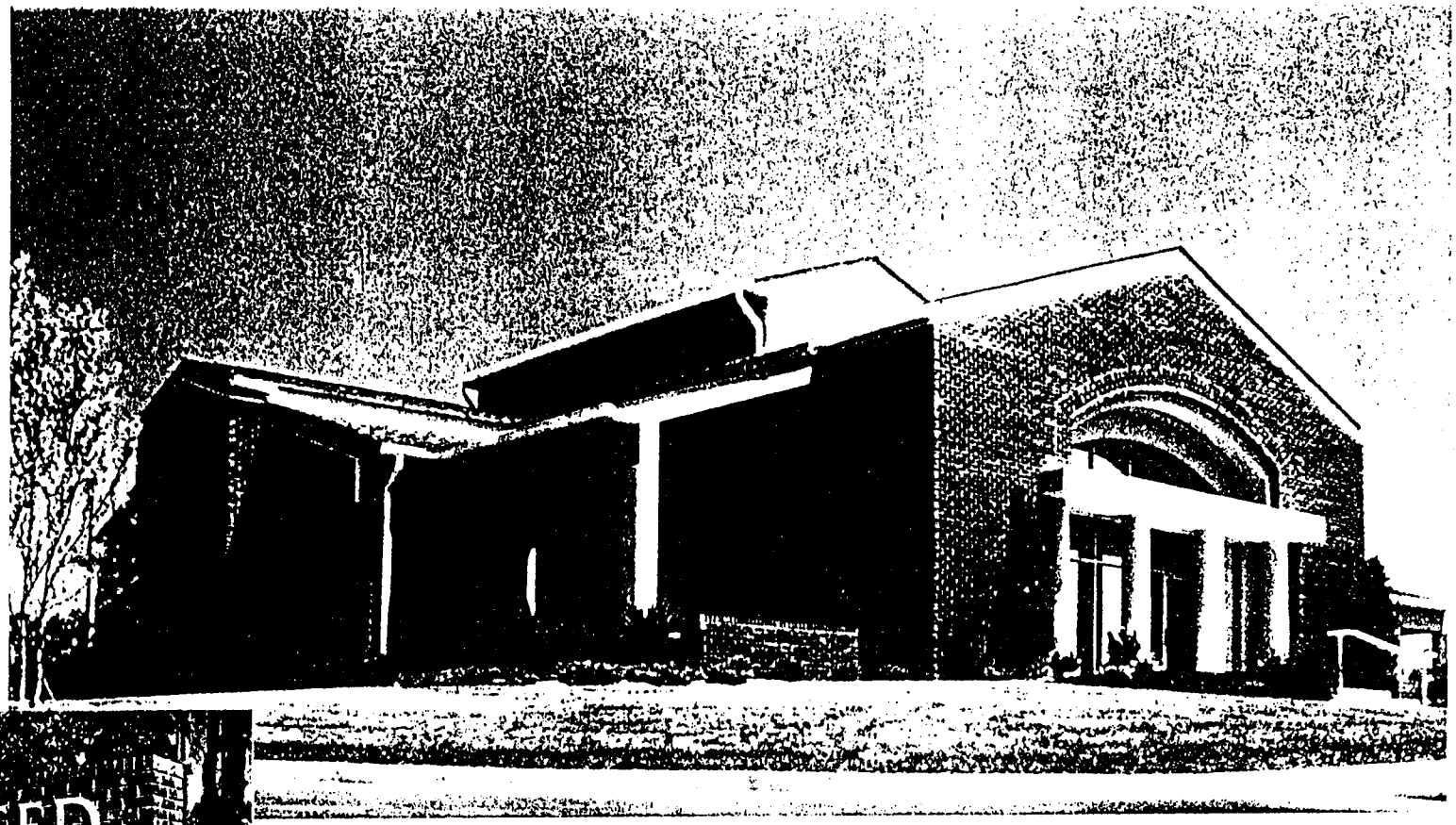
CURRENT ZONING IS LOW RISE OFFICE
LAND LOT 788 2ND SECTION 19TH DISTRICT

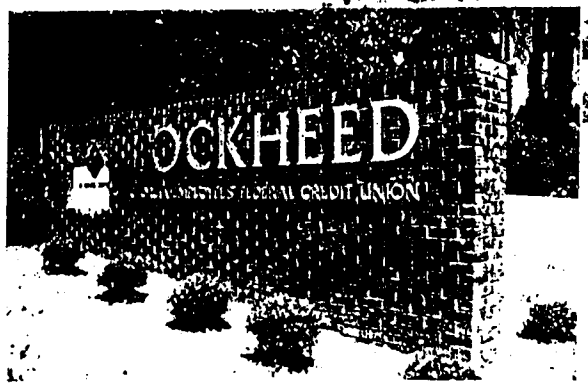
(Z-104 of 1997)
Min. Bk. 15 Petition No. O.B. Item #4
Doc. Type Site Plan
Meeting Date August 15, 2000

LOCKHEED CREDIT UNION EAST-WEST CONNECTOR COBB COUNTY, GA	SHEET NO.: PC-2 PROJECT NO.: 1880-20	DATE: 7/26/00 DWN BY: MZ	PRELIMINARY SITE PLAN	FLYNN-FINDERUP ARCHITECTS 1355 TERELL MILL ROAD MARIETTA, GA 30067

COLUMBIA ENGINEERING
LAND PLANNERS CIVIL ENGINEERS
4405 INTERNATIONAL BLVD.
SUITE B-101
NORCROSS, GEORGIA 30093
(770) 925-0357

LOCKHEED GEORGIA EMPLOYEES' FEDERAL CREDIT UNION





(Z-104 of 1997)

Min. Bk. 15 Petition No. O.B. Item # 4
Doc. Type Architectural Rendering of Building Exterior
Meeting Date August 15, 2000

FLYNN · FINDERUP
ARCHITECTS

AUGUST 15, 2000 ZONING HEARING
"OTHER BUSINESS"

ITEM #4

PURPOSE

To consider approval of the architectural and façade design for Lockheed Georgia Employees Credit Union regarding Z-104 (Sofran Group) of August 19, 1997, for property located between the East-West Connector and Hurt Road at their intersection with Powder Springs Road in Land Lot 788 of the 19th District.

BACKGROUND

The subject property is zoned LRO. At the time the property was rezoned it was stipulated the architectural and design plans are to be approved by the Board of Commissioners. Lockheed Georgia Employees Federal Credit Union is requesting approval of their rendering and architectural plans so they can construct their facility at this location. A copy of the site plan showing their proposed location is attached. A photograph indicating the style of building and the materials to be use is also attached. The request letter is also attached.

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners consider approval of the architectural materials as indicated in the photograph and design of the proposed facility as requested.

ATTACHMENTS

Site Plan
Photograph
Request Letter

SITE DATA:

LAND AREA: 1.04 AC
IMPERVIOUS SURFACE: 0.78 AC
GREENSPACE: 0.26 AC
=25% > 20%

BLDG AREA: 4,200 S.F.

PARKING REQUIRED: 18 SPACES
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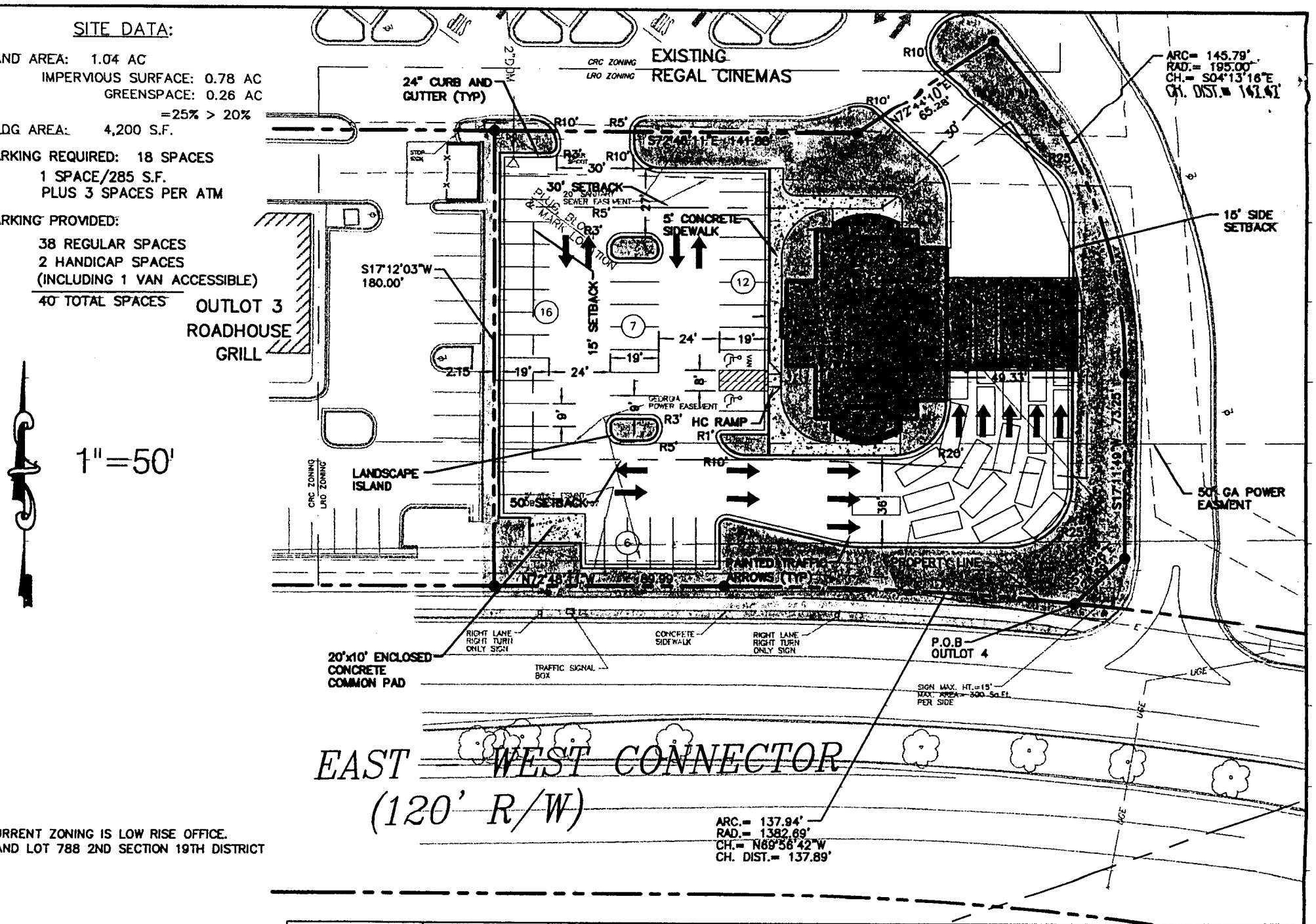

CURRENT ZONING IS LOW RISE OFFICE.
LAND LOT 788 2ND SECTION 19TH DISTRICT

LOCKHEED CREDIT UNION
EAST-WEST CONNECTOR
COBB COUNTY, GA

SHEET NO.: PC-2	DATE: 7/26/00	PRELIMINARY SITE PLAN	FLYNN-FINDERUP ARCHITECTS 1355 TERELL MILL ROAD MARIETTA, GA 30067
PROJECT NO.: 1880-20	DWN BY: MZ		

COLUMBIA ENGINEERING
LAND PLANNERS CIVIL ENGINEERS
4405 INTERNATIONAL BLVD.
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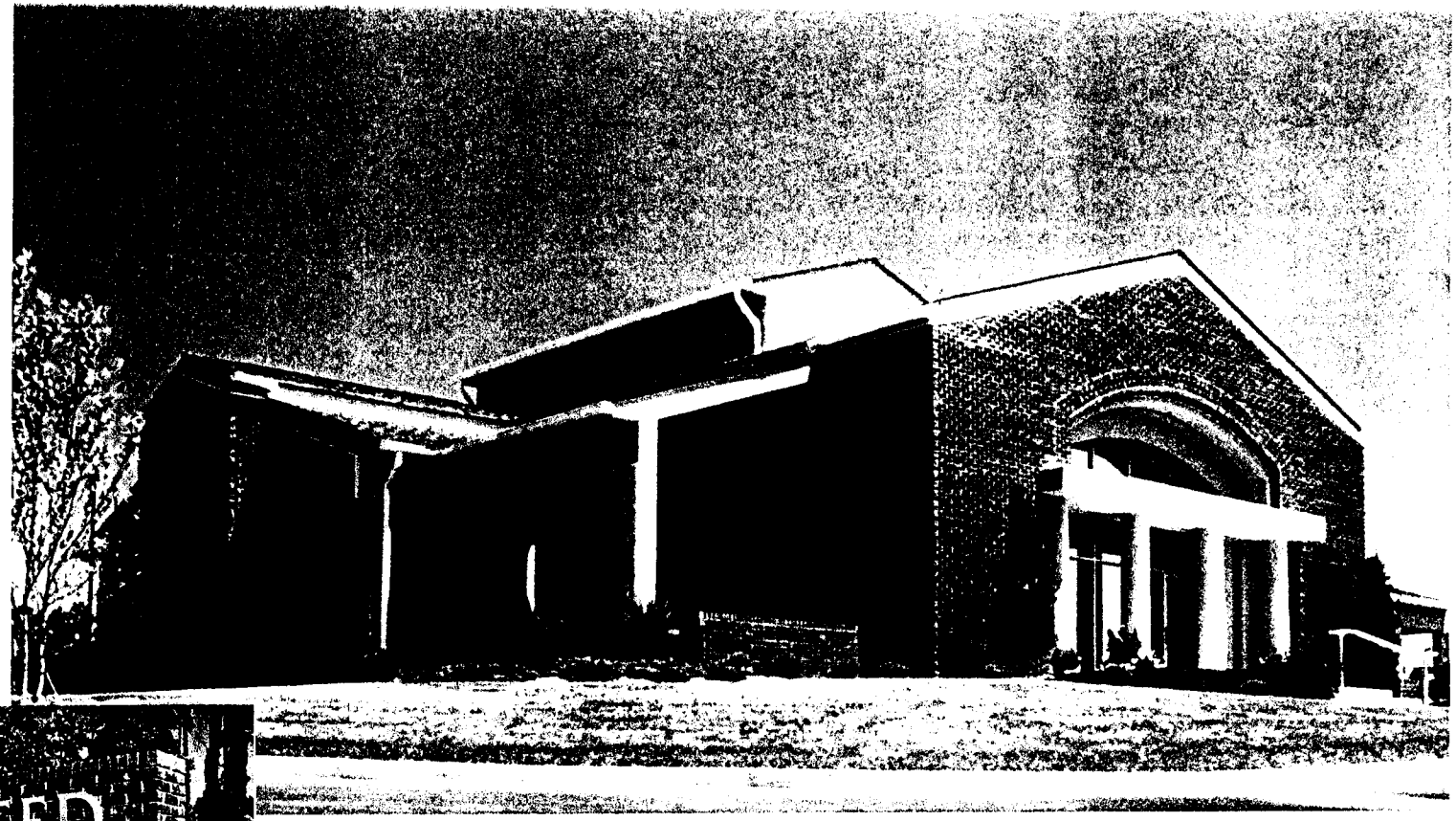
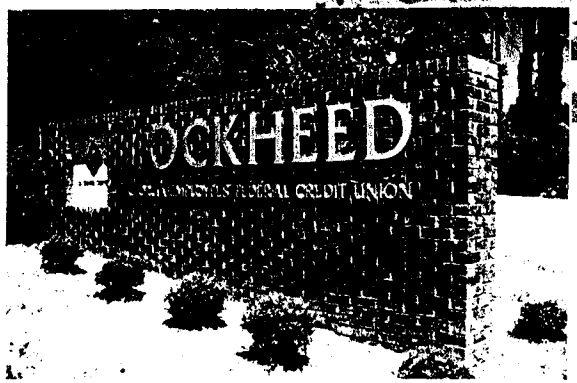
NORCROSS, GEORGIA 30093
(770) 925-0357

LOCKHEED GEORGIA EMPLOYEES' FEDERAL CREDIT UNION





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RECEIVED
JUL 28 2000
COBB CO. COMM. DEV. DEPT.
ZONING DIVISION

July 21, 2000

Mark A. Danneman
Zoning Division Manager
Cobb County Community Development Department
191 Lawrence Street
Marietta, GA 30063

Mr. Danneman:

On behalf of our client, Lockheed Georgia Employees' Federal Credit Union, I hereby request your approval and recommendation to the Board of Commissioners. The Credit Union is planning to build a new branch for its members on an outlot at the Regal Cinemas complex on the East-West Connector. Attached are a proposed site plan and color photos of the entrance sign and building exterior facing the Connector. The photos are from an identical facility that we just completed in Kennesaw. All colors and materials at the Austell branch will be as represented by the photos.

We ask to be included on the agenda for the first available hearing date, August 15, 2000, under "Other Business", for approval of architecture and façade plans. The purpose is to amend a minor stipulation adopted by the Board of Commissioners, Case Z-104, originally heard on August 19, 1997.

I will plan to represent our client at the Board of Commissioners meeting. Please call me at 770/859-0029 if you have any questions.

Sincerely,

Lars M. Finderup, MAA

Enclosures

Cc: Bill Shaw, Lockheed Georgia Employees' Federal Credit Union

PFF, INC. ■ REGISTRATIONS: GEORGE M. FLYNN, GA, TN, WI; LARS M. FINDERUP, DENMARK
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