

AUGUST 21, 2018 ZONING HEARING

“OTHER BUSINESS”

COMMISSION DISTRICT 1

ITEM OB-043

PURPOSE

To consider a site plan amendment for HD Development of Maryland, Inc. regarding rezoning application Z-80 of 1997 for property located on the north side of Dallas Highway, east of Barrett Parkway in Land Lot 329 of the 20th District (2350 Dallas Highway).

BACKGROUND

The property was rezoned to CRC in 1997 for a Home Depot store. One of the zoning stipulations zoned the property to the site plan. The applicant would like to install a 15' x 40' (600 square-foot) exterior storage area on the side of the building for their tool rental storage. This side of the building can't be seen from Dallas Highway and is adjacent to a detention pond and an undeveloped office zoned piece of property. The exterior tool storage area would be enclosed with a six-foot high chain link fence. If approved, all previous zoning stipulations not in conflict with this amendment would remain in effect.

STAFF COMMENTS

No comments.

RECOMMENDATION

The Board of Commissioners conduct a public hearing and consider the proposed site plan amendment.

ATTACHMENTS

Other Business application and zoning minutes.

Application for "Other Business" Cobb County, Georgia

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

RECEIVED
JUL 17 2018

OB-043-2018
GPDG 2018240.98

BOC Hearing Date Requested: 8/21/18
ZONING DIVISION

Applicant: HD Development of Maryland, Inc.
c/o Home Depot USA Inc.; (Vincent Deckers)
(applicant's name printed)

Phone #: 770-433-8211 ext. 85175

Address: 2455 Paces Ferry Rd, B-3, Atlanta, GA 30339

E-Mail: Vincent_Deckers@homedepot.com

Jake Bendik, PE

Address: 1117 Perimeter Center West, Suite W306, Atlanta, GA 30338

(representative's name, printed)

J. Bendik
(representative's signature)

Phone #: 678-781-5066 **E-Mail:** jkendik@gpdgroup.com

SABRINA CLARK
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires 01/28/2022

Signed, sealed and delivered in presence of:

Sabrina Clark
Notary Public

My commission expires: 1/28/22

Titleholder(s): HD Development of Maryland, Inc.
c/o Home Depot USA Inc.
(property owner's name printed)

Phone #: 770-433-8211 ext. 85175

Address: 2455 Paces Ferry Rd, Atlanta, GA 30339

E-Mail: Vincent_Deckers@homedepot.com

J. M. A.
(Property owner's signature)

SABRINA CLARK
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires 01/28/2022

Signed, sealed and delivered in presence of:

Sabrina Clark
Notary Public

My commission expires: 1/28/22

Commission District: 20

Zoning Case: 280 of 1997

Size of property in acres: 23,721

Original Date of Hearing: 8/21/18

Location: 2350 Dallas Hwy, Marietta, GA 300
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 329

District(s): # 20 - Tax District 9

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

1. Adding fencing for tool rental equipment security

(List or attach additional information if needed)

03-43

GPDG 2018240.98

Application for "Other Business"

Cobb County, Georgia

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

BOC Hearing Date Requested: 8/21/18

HD Development of Maryland, Inc.

Applicant: c/o Home Depot USA Inc.; (Vincent Deckers)

Phone #: 770-433-8211 ext. 85175

(applicant's name printed)

Address: 2455 Paces Ferry Rd, B-3, Atlanta, GA 30339

E-Mail: Vincent_Deckers@homedepot.com

Adam McDaniel

Address: 1117 Perimeter Center West, Suite W306, Atlanta, GA 30338

(representative's name, printed)

Phone #: 678-781-5061

E-Mail: amcdaniel@gpdgroup.com

(representative's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

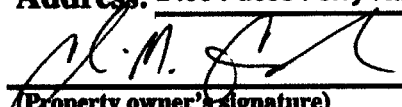
Titleholder(s) : HD Development of Maryland, Inc
c/o Home Depot USA Inc.

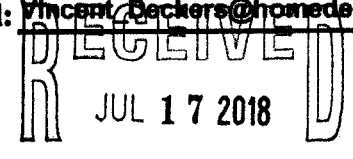
Phone #: 770-433-8211 ext. 85175

(property owner's name printed)

Address: 2455 Paces Ferry Rd, Atlanta, GA 30339

E-Mail: Vincent_Deckers@homedepot.com


(Property owner's signature)



Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Commission District: 20

Zoning Case: _____

Size of property in acres: 23,721

Original Date of Hearing: 8/21/18

Location: 2350 Dallas Hwy, Marietta, GA 300

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

Land Lot(s): 329

District(s): # 20 - Tax District 9

State specifically the need or reason(s) for Other Business: _____

1. Adding fencing for tool rental equipment security

(List or attach additional information if needed)



Home Depot U.S.A., Inc.

CERTIFICATE OF AUTHORITY AND INCUMBENCY

Name of Corporation: Home Depot U.S.A., Inc
 State of Incorporation: Delaware
 Reference: Maintenance and Service Agreements
 Date: 6/15/2017

RECEIVED
 JUL 17 2018
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

THE UNDERSIGNED DOES HEREBY CERTIFY that I am an Officer of the Corporation named above, a corporation duly organized and validly existing under the laws of the jurisdiction set forth above, and that as such Officer I am authorized to make and deliver this certificate. I further certify that the individuals named below are authorized to execute and deliver any Maintenance Agreement and/or related Service Agreements for Building Services or Amendments to such Agreements, Schedules or any other documents deemed necessary or desirable in connection with the Maintenance and/or related Service Agreements for Building Services thereto, which when so executed and delivered shall constitute a legally binding and enforceable obligation of the Corporation and that the following is the official signature of said individuals:

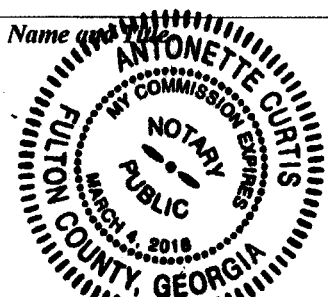
<u>NAME</u>	<u>TITLE</u>	<u>SIGNATURE</u>
Thomas R. Ryan	Sr. Director	
Christopher M. Greenwald	Director	
Christine LaBombard	Sr. Manager	

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said corporation on this 19th day of June 2017

David Hawkins, Vice President - Labor, Building Services, Energy Management and Customer Care

State of Georgia
 County of COBB

Signed before me on the 19 day of JUNE, 2017 by David Hawkins, Vice President - Labor, Building Services, Energy Management and Customer Care of Home Depot U.S.A., Inc., and _____, each being personally known by me.



Notary Public for the State of Georgia

NOTARY SEAL

7812784v1

Send the signed Certificate to the Corporate Compliance Department/at the Atlanta SSC
 Certificate is valid for a period of two (2) years unless the Officer specifies otherwise herein

OB-43-2018
PROPOSED SITE PLAN



"This submittal is for permitting purposes only and is preliminary in nature. As such, any other use or reliance is strictly prohibited."

RECEIVED
JUL 17 2018

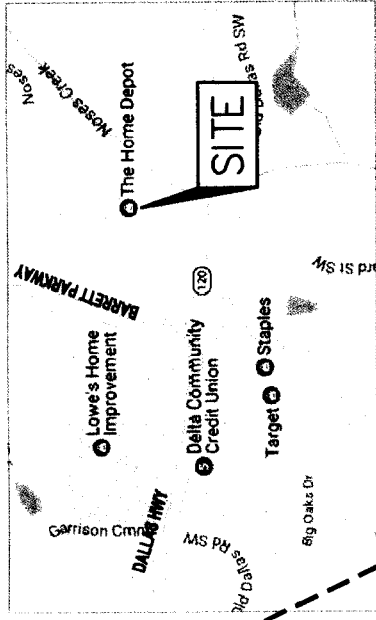
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

EXTERIOR STORAGE SITE
MODIFICATIONS PLAN

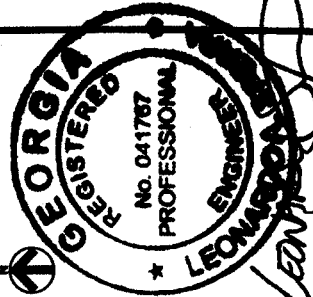
FOR

THE HOME DEPOT #0153
MARIETTA, GA

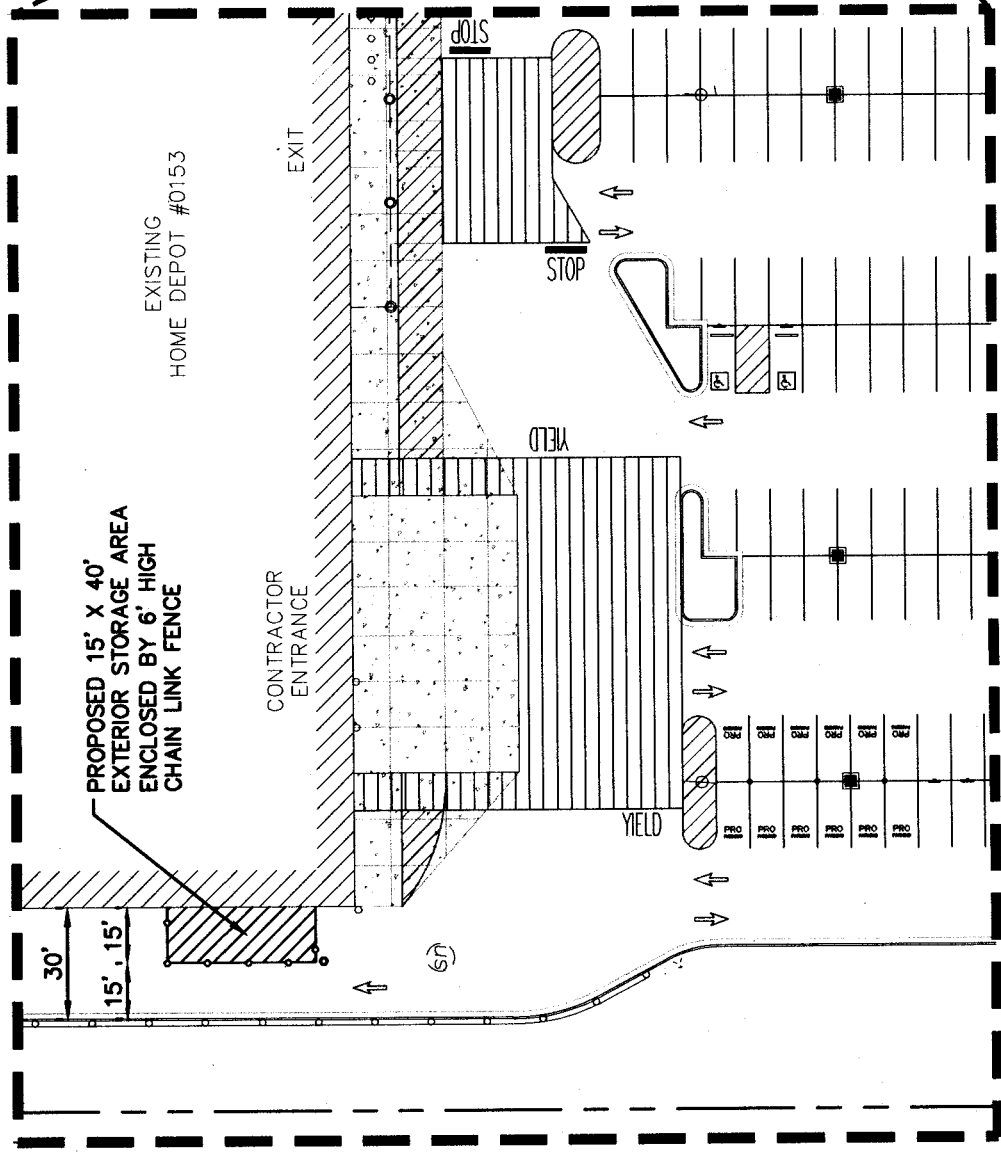
7/11/2018



VICINITY MAP
N.T.S.



07/13/2018



KEY MAP
1" = 400'



SITE PLAN
1" = 80'



Printed: 6/26/2018

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

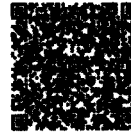
RECEIVED
JUL 17 2018

Payer:
THE HOME DEPOT USA

HD DEVELOPMENT OF MARYLAND INC
C/O HOME DEPOT USA INC
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Payment Date: 11/14/2017

2017	20032900110	10/15/2017	Pay:	N/A	or	\$0.00
\$714.83	\$6,046.12	\$0.00	\$0.00	\$127,683.33		\$0.00



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

Application for Rezoning Cobb County

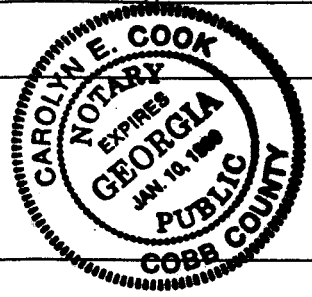
Application No 250
PC Hearing: 07/01/97
BOC Hearing: 07/15/97

Applicant Home Depot U.S.A., Inc Business Phone (770) 431-2725 Home Phone _____

Moore Ingram Johnson & Steele, LLC
John H. Moore Address 192 Anderson Street, Marietta, Georgia 30060
(representative's name, printed)

[Signature] Business Phone (770) 429-1499
(representative's signature) John H. Moore
Georgia Bar No. 519800

Signed, sealed and delivered in presence of:



[Signature]
Notary Public

My commission expires: _____

Titleholder See Attached Business Phone _____ Home Phone _____

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

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Zoning Request From PSC, O & I, R-20 to CRC
(present zoning) (proposed zoning)

For the Purpose of Retail Development Size of Tract 32.44 Acre(s)
(subdivision, restaurant, warehouse, apt., etc.)

Location Northeasterly of the intersection of Dallas Highway and Barrett Parkway
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 329 District 20th

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:
Not applicable.

HOME DEPOT U.S.A., INC.
BY: [Signature]
(applicant's signature)
TITLE: Real Estate Director

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:
Not applicable.

HOME DEPOT U.S.A., INC.
BY: [Signature]
(applicant's signature)
TITLE: Real Estate Director

ORIGINAL DATE OF APPLICATION: 07/97

APPLICANT'S NAME: HOME DEPOT USA, INC.

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

BOC DECISION OF 07-15-97 ZONING HEARING:

HOME DEPOT USA, INC. (P.B. and D.D. Averill, G. L. Turner and Edith Hopkins, owners)
for Rezoning from PSC, OI and R-20 to CRC for the purpose of Retail Development in Land
Lot 329 of the 20th District. 32.44 acres. Located on the north side of Dallas Highway east of
Barrett Parkway. (Continued by the Planning Commission on 7-1-97; therefore was not
considered by the Board of Commissioners on 7-15-97)

Lined area for additional text or notes.

ORIGINAL DATE OF APPLICATION: 07/97APPLICANT'S NAME: HOME DEPOT

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

BOC DECISION OF 08-19-97 ZONING HEARING:

HOME DEPOT USA, INC. (P.B. and D.D. Averill, G. L. Turner and Edith Hopkins, owners)
for Rezoning from PSC, OI, and R-20 to CRC for the purpose of Retail Development in Land
Lot 329 of the 20th District. 32.44 acres. Located on the north side of Dallas Highway, east of
Ridgeway Road. The Board of Commissioners approved rezoning of property to the CRC and
LRO zoning districts subject to: 1) portion of property rezoned to the LRO zoning district
is approximately located as shown on the reduced site plan attached and made a part hereof;
2) letter of agreeable conditions (including reduced size exhibits - landscaping plans, elevation
drawings, etc.) are attached and made a part hereof, with clarification of and addition to
those stipulations of a) amendment of item #8 to read: Any "muted" orange color used for
signage shall be selected by P.L.A.N., from at least 5 samples presented by the Applicant,
which must be made within thirty (30) days of presentation, otherwise Applicant may
proceed with its choice. Any color used for building accents shall be a color selected by
P.L.A.N., from at least 5 samples presented by the Applicant, which must be made within
thirty (30) days of presentation, otherwise Applicant may proceed with its choice; b)
amendment of item #18 to read: Applicant may access the subject property, if obtainable,
from Ridgeway Road (Barrett Parkway) in the approximate location as shown on the
referenced site plan and identified as "Barrett Parkway Access." Applicant agrees to direct
(by notification letters to vendors and signage - on Dallas Highway and the access easement -
if granted permission to post such signage on the easement) its delivery trucks to use the
Dallas Highway entrance. However, no access shall be provided to the subject development
north of Egleston or north of Pike Nursery locations; c) addition of a new stipulation to read:
Applicant is required to construct the proposed retaining wall(s) of key-stone block stone,
unless the applicant's engineer certifies that such construction material is not safe or correct

PAGE 4 OF 19

APPLICATION NO.: Z-80

ORIGINAL DATE OF APPLICATION: 07/97

APPLICANT'S NAME: HOME DEPOT

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

BOC DECISION OF 08-19-97 ZONING HEARING:

to use (with this determination to be verified by the County); d) amendment of item #7 to add sentences at the end of paragraph to read: No signage will be allowed on retaining wall(s). Any signage on this entire 32.44 acre site (other than monument signage on Dallas Highway or wall signage on front of building) is to be approved by the Board of Commissioners. Motion by Cooper, second by Byrne, carried 5-0.

Lined area for additional text or signatures.

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY COMPANY

JOHN H. MOORE
STEPHEN C. STEELE
WILLIAM R. JOHNSON
ROBERT D. INGRAM
J. BRIAN O'NEIL
G. PHILLIP BEGGS
ELDON L. BASHAM
MATTHEW J. HOWARD
SARAH L. BARGO
DIANE M. BUSCH
DAVID IAN MATTHEWS
JERE C. SMITH
CLAYTON O. CARMACK
JEFFREY A. WATKINS
ROBERT E. JONES*

MICHELLE S. DAVENPORT
KENNETH T. ISRAEL
KEVIN B. CARLOCK
ALEXANDER T. GALLOWAY III**
G. ANDY ADAMEK
J. KEVIN MOORE
S. GREGORY WAGNER
WILLIAM C. BUHAY
CARL R. CURRY**
SUSAN W. SMITH
MICHAEL W. KITCHENS
RODNEY R. MCCOLLOCH
DANIEL A. LANDIS***
RICHARD C. FOSTER

* ALSO ADMITTED IN FL
** ALSO ADMITTED IN DC
*** ALSO ADMITTED IN NC

192 ANDERSON STREET

MARIETTA, GEORGIA 30060

POST OFFICE BOX 3305
MARIETTA, GEORGIA 30061

TELEPHONE
(770) 429-1499

TELECOPIER
(770) 429-8631

August 18, 1997

WRITER'S DIRECT DIAL NUMBER

Hand Delivered

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

FILED WITH COUNTY CLERK THIS 19th DAY
OF Aug. 1997 BY John Moore
RE: Z-80 (Home Depot)

Karen Beck
COUNTY CLERK / DEPUTY COUNTY CLERK
COBB COUNTY, GEORGIA

Z-80 of 1997
Letter as referenced
in Zoning Minutes
of 8-19-97. Karen Beck
(see minutes for amendments
to this letter).

RE: Application for Rezoning
Application No.: Z-80
Applicant: Home Depot U.S.A., Inc.
Owners: Dr. Paul B. Averill;
Donna Averill; G. L. Turner;
and Edith K. Hopkins
Property: 32.44 acres located north-
easterly of the intersection
of Dallas Highway and Barrett
Parkway in Land Lot 329,
20th District, 2nd Section
Cobb County, Georgia

Dear Ed:

As you know, this firm represents Home Depot U.S.A., Inc., the Applicant (hereinafter referred to as "Applicant"), and the Dr. Paul B. Averill, Donna Averill, G. L. Turner, and Edith K. Hopkins (hereinafter collectively referred to as "Owner"), in their Application for Rezoning with regard to the above-referenced property. After meeting with planning and zoning staff, meetings with adjoining homeowners and interested homeowner groups, and reviewing the staff comments and recommendations and the uses of

MOORE INGRAM JOHNSON & STEELE

Mr. Ed Thomas
Principal Planner
Zoning Division
Cobb County Community Development
Department
Page Two
August 18, 1997

2-80 stip letter
pg #2

surrounding properties, we have been authorized by the Applicant and Owner to submit this revised letter of agreed stipulations 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 property. This letter shall supersede and replace in full our previous letters to you dated August 1, 1997, and August 14, 1997. The referenced stipulations are as follows:

- (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 will be from the R-20, PSC, and O&I zoning categories to the CRC and LRO zoning categories with reference being made to that certain site plan prepared by Wolverton & Associates, Inc. dated July 25, 1997, with regard to the total acreage of 32.44 acres.
- (3) Applicant proposes to construct a Home Depot facility containing 107,500 square feet, together with a garden center containing 22,560 square feet, having required parking of 455 spaces with parking provided of 511 spaces. (See correspondence dated May 19, 1997, from Robert C. Nitishin, AIA, to Ed Thomas regarding parking.)
- (4) The building exterior shall consist of two-tone reddish brick, pre-cast brick panels (Applicant agrees to comply with the manufacturer's recommendations regarding color process and maintenance schedule), stucco-type material, and metal canopy with a broken roof line as shown and reflected on that certain elevation plan prepared for Applicant and presented to the Board of Commissioners of Cobb County at the Zoning Hearing to be held on August 19, 1997. Final colors will be selected by

MOORE INGRAM JOHNSON & STEELE

Mr. Ed Thomas
Principal Planner
Zoning Division
Cobb County Community Development
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Page Three
August 18, 1997

2-80 slip letter
P3 #3

P.L.A.N. from samples presented by Applicant, which selection must be made within thirty (30) days of presentation; otherwise, Applicant may proceed with its choice.

- (5) Landscaping for the proposed development shall be pursuant to concept landscape plans dated July 25, 1997, prepared by Wolverton & Associates, Incorporated, identified as LP-1 and LP-2, and submitted to the Zoning Division on August 14, 1997. Applicant further agrees to replace any damaged or diseased plantings within two (2) years of the facility's opening, agrees that said landscaping shall be irrigated and maintained on a regular maintenance schedule. Should access be granted to Ridgeway Road (Barrett Parkway), landscaping shall be placed as per Cobb County Ordinance requirements.

In addition to the landscaping contained within said plans, Applicant agrees to install wrought iron fencing in the area at the edge of the loading docks on the southerly portion of the referenced building.

- (6) The exterior of the garden center shall consist of brick columns with wrought iron fencing and shall include a ten (10) foot earthen berm between the garden center and Dallas Highway (State Route 120). The berm shall be landscaped pursuant to the above-referenced landscape plans. After construction of the facility, if it is determined by the County Arborist that it is necessary to install an eight (8) foot solid wooden fence along the top of the earthen berm, Applicant agrees to so construct.
- (7) Signage for the entrance to the proposed development shall consist of a traffic-oriented monument-based sign

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Mr. Ed Thomas
Principal Planner
Zoning Division
Cobb County Community Development
Department
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August 18, 1997

2-80 Slip Letter
PS #4

located at the Dallas Highway entrance with the size being in conformity with the Cobb County Sign Ordinance and the color and design of said sign being harmonious with the main structure. An appropriate portion of said signage shall consist of brick material and shall be landscaped as shown and referenced in the landscaping plan. The height of said signage shall not exceed twenty (20) feet. Lettering shall be internally illuminated only during hours of operation. There shall be no flashing sign components and no exterior illuminating signs by remote floodlighting. Applicant agrees to submit this final proposed signage to P.L.A.N. for its review prior to installation.

- (8) Any orange coloring used for signage and building accents shall be a "muted" orange which shall be selected by P.L.A.N. from samples presented by Applicant which must be made within thirty (30) days of presentation, otherwise Applicant may proceed with its choice.
- (9) All exterior lighting employed within the proposed development shall be environmentally sensitive shoe-box type lighting with any lighting on the buildings being shielded to prevent outward beams and all lighting shall be kept within the bounds of the proposed development. Light poles in the parking area shall not exceed forty (40) feet in height and shall be dark bronze in color.
- (10) There shall be no permanent outside storage or displays other than in connection with the garden center. Those items connected with the garden center shall be restricted to the southerly side of the garden center. Applicant agrees that no merchandise shall be affixed along the front of the facility.

MOORE INGRAM JOHNSON & STEELE

Mr. Ed Thomas
Principal Planner
Zoning Division
Cobb County Community Development
Department
Page Five
August 18, 1997

2-80 Slip Letter
PS #5

- (11) All parking lot cleaning and refuse collection services shall be restricted to business hours. There shall be no outdoor speaker or audio system excepting only the outdoor paging system employed in the garden center.
- (12) Applicant agrees that its proposed facility shall not be open to the public for business for any period of twenty-four (24) continuous hours, and further agrees that its hours of business shall be in keeping with other Home Depot facilities in the Metropolitan Atlanta area, except as otherwise necessary to meet competition in the local area.
- (13) Applicant agrees to leave as much existing vegetation outside of its proposed development area as is possible and further agrees that it will replant those areas disturbed outside of its proposed facility site in accordance with the Cobb County Tree Ordinance. Applicant agrees that a representative of Battle Forest Subdivision shall be present along with a representative of Applicant to identify the southerly property line and observe tree tagging by representatives of Applicant to denote trees wick are to be removed.
- (14) Ingress and egress to the proposed facility shall be from Dallas Highway (State Route 120) as shown and reflected on the referenced site plan. Applicant agrees to install and construct a deceleration lane along Dallas Highway (State Route 120), and to install and construct an acceleration lane, if permitted by the Cobb County Department of Transportation and the Georgia Department of Transportation.
- (15) All curb cut and access issues off Dallas Highway (State Route 120) are subject to final approval by the Georgia Department of Transportation.

MOORE INGRAM JOHNSON & STEELE

Mr. Ed Thomas
Principal Planner
Zoning Division
Cobb County Community Development
Department
Page Six
August 18, 1997

280544
P#6

- (16) Applicant proposes a traffic signal at said entrance and agrees to fund the installation of said traffic signal at its sole cost. Applicant agrees to immediately apply for and diligently pursue approval of the proposed traffic signal by the Cobb County Department of Transportation and the Georgia Department of Transportation.
- (17) Along the frontage of the subject property on Dallas Highway (State Route 120), Applicant agrees to have constructed curb and gutter and sidewalks which shall continue on the westerly portion of the frontage along the proposed entrance. All areas adjacent to the Dallas Highway entrance and frontage shall be sodded.
- (18) Applicant may access the subject property, if obtainable, from Barrett Parkway in the approximate location as shown on the referenced site plan and identified as "Barrett Parkway Access." Applicant agrees to direct its delivery trucks to use the Dallas Highway entrance. However, no access shall be provided to the subject development north of Egleston or north of Pike Nursery locations.
- (19) Applicant agrees to the LRO zoning category as to that portion of the subject property located northerly and easterly of the proposed facility site as shown and delineated on the referenced site plan; excepting specifically that Applicant shall have the right to grade upon, obtain fill from, and utilize for planting and screening for its facility said LRO property.
- (20) Applicant agrees to comply with the recommendations of the Cobb County Stormwater Control Division and local, state, and federal regulations dealing therewith and in addition to comply with the recommendations contained in that certain hydrology study prepared by Wolverton & Associates, Incorporated submitted as a part of this

MOORE INGRAM JOHNSON & STEELE

Mr. Ed Thomas
Principal Planner
Zoning Division
Cobb County Community Development
Department
Page Seven
August 18, 1997

2-80 slip letter
B.#7

Application for Rezoning. Further, Applicant agrees to grass and landscape all detention facilities, to install a black chain link fence around said detention facilities only if required to do so by Cobb County and all landscaping for said facilities shall be pursuant to the above-referenced landscaping plan.

- (21) There shall be no telecommunications towers or monopoles on any portion of the subject property excepting only such telecommunications equipment serving Applicant's retail use.
- (22) Applicant agrees to install parapets of sufficient height to screen all roof-top mechanical.
- (23) Applicant proposes one (1) out parcel containing approximately 1.2 acres located as shown and reflected on the referenced site plan. The out parcel shall have primary access interiorly off the southerly portion of the parking lot for the proposed facility.
- (24) Applicant further agrees that no automotive or automotive related business and no store for the packaged sale of alcoholic beverages shall be permitted on the aforesaid out parcel, or any other out parcels obtained by Home Depot U.S.A., Inc.
- (25) Prior to development of the out parcel, Applicant agrees to submit plans to the Board of Commissioners for the development dealing with building exterior, landscaping, lighting, setbacks, buffering, and access.
- (26) Applicant agrees to install and construct a solid cedar fence eight (8) feet in height running along the southerly property line of Battle Forest Subdivision and upon the property of the individual residents and the

MOORE INGRAM JOHNSON & STEELE

Mr. Ed Thomas
Principal Planner
Zoning Division
Cobb County Community Development
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*2-80 stip letter
P. #8*


Association to Ridgeway Road (Barrett Parkway). Each individual resident may elect in lieu of fencing, landscaping along their property boundary of a value equivalent to the cost of said cedar fencing. It shall be the responsibility of the Battle Forest Homeowners Association to provide to Applicant the decision of each such resident/owner not later than sixty (60) days from the Zoning Hearing held before the Board of Commissioners on August 19, 1997.

It is believed that the requested rezoning, pursuant to the referenced site plan and the stipulations contained herein, is an appropriate use of the subject property while taking into consideration the properties and owners thereof surrounding the proposed development and will provide an enhancement to the subject property and will allow for the utilization of the property in a manner suitable with the recent growth of the surrounding area. Thank you for your consideration of this request.

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLC


John H. Moore

JHM:cc

MOORE INGRAM JOHNSON & STEELE

Mr. Ed Thomas
Principal Planner
Zoning Division
Cobb County Community Development
Department
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280 slip letter
B # 9

c: Cobb County Board of Commissioners:
William J. Byrne, Chairman
William A. Cooper
George Woody Thompson, Jr.
Joe L. Thompson
Gordon J. Wysong

Mr. Garvis L. Sams, Jr.
Sams & Larkin, LLC

Mr. R. Randall Bentley
Bentley, Bentley & Bentley

Mr. Mark G. Kill, President
Battle Forest Homeowners Association

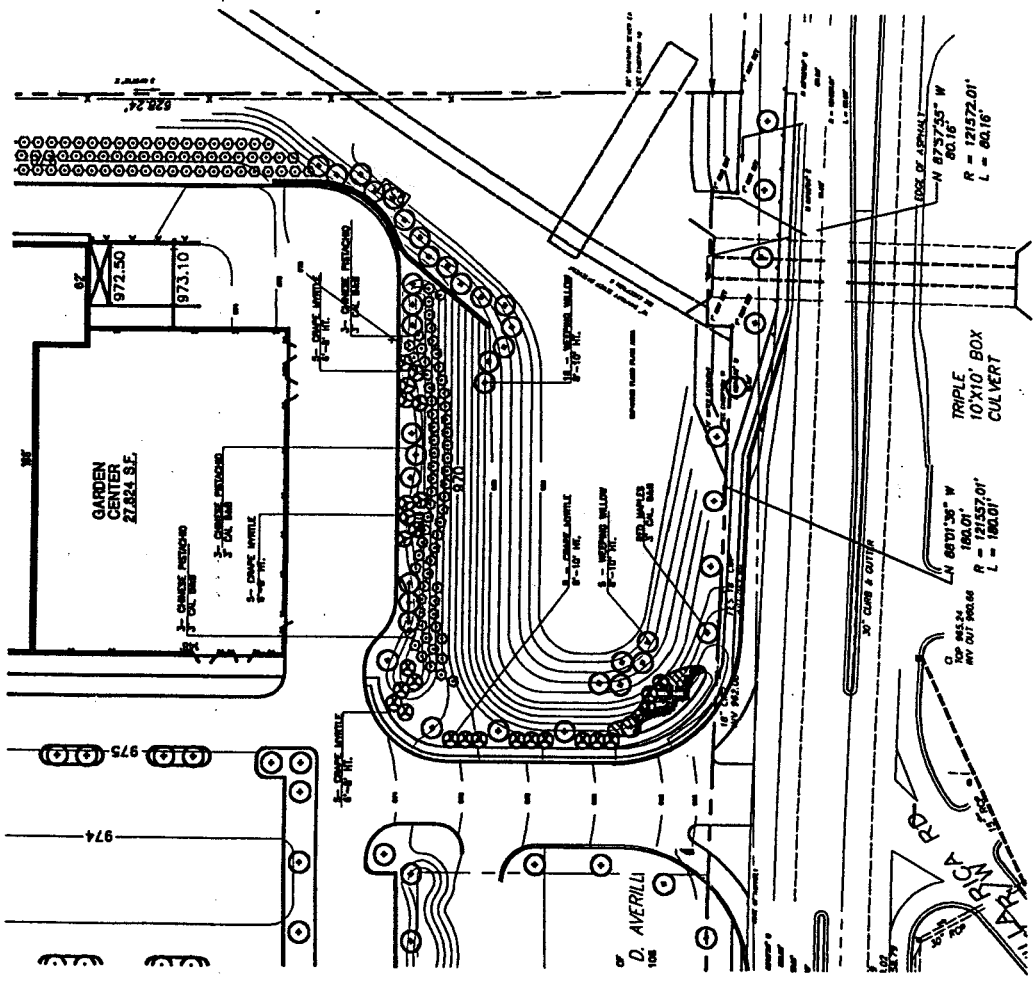
Ms. Denise Rose, President
P.L.A.N.

Ms. Jenny Weisbrodt
Battle Forest Subdivision

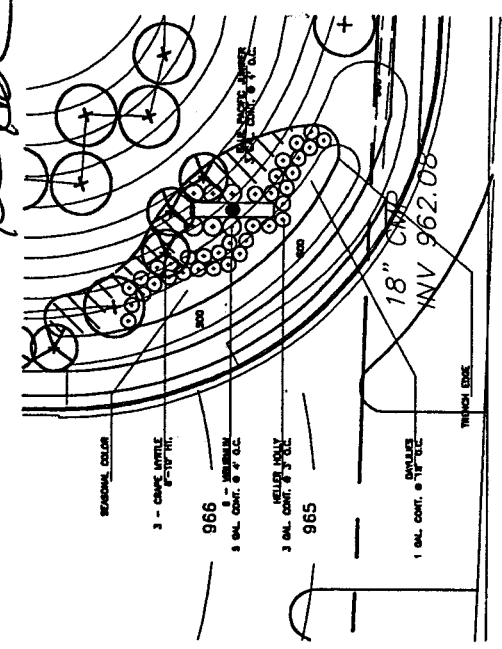
Exhibit to stipulated letter

Z-80 of 1997 - entrance landscaping (garden center and detention pond)

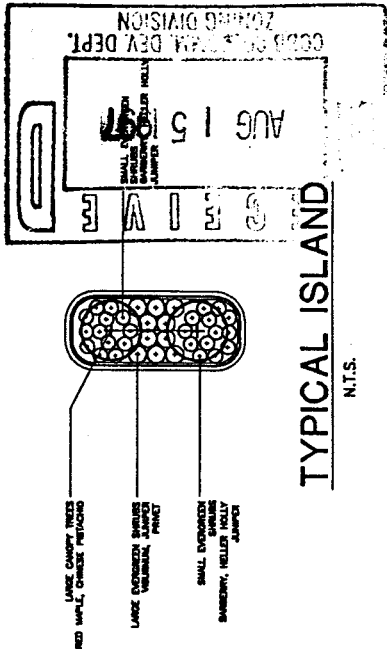
to be



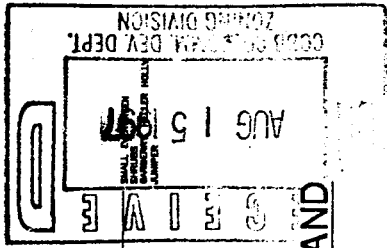
AREA ENLARGMENT
SCALE 1" = 30'



ENTRY AREA
SCALE 1" = 10'



TYPICAL ISLAND
N.T.S.



CONCEPT LANDSCAPE PLAN

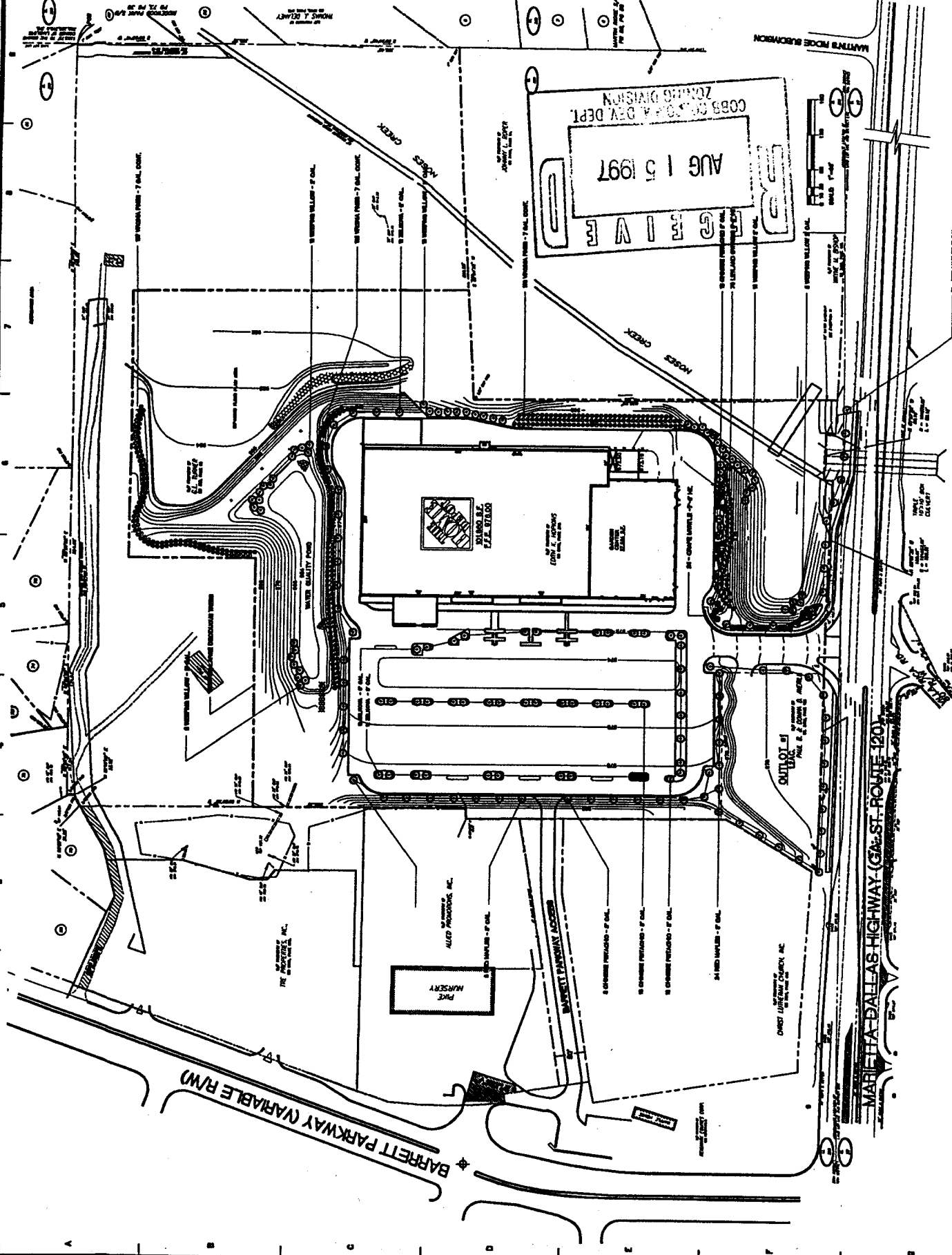
REVISIONS	BY	DATE

WOLVERTON & ASSOCIATES, INC.
 1500-1500 PAVEMENT / 270-407-9000 FAX
 1500-1500 PAVEMENT / 270-407-9000 FAX

PROPOSED COMMERCIAL DEVELOPMENT
 FOR
 GREENBERG FARROW ARCHITECTURE
 ATLANTA, GA

LP1

PAGE 13 OF 13



CONCEPT LANDSCAPE PLAN

2-80 - overall landscaping plan
 exhibit to stipulated letter

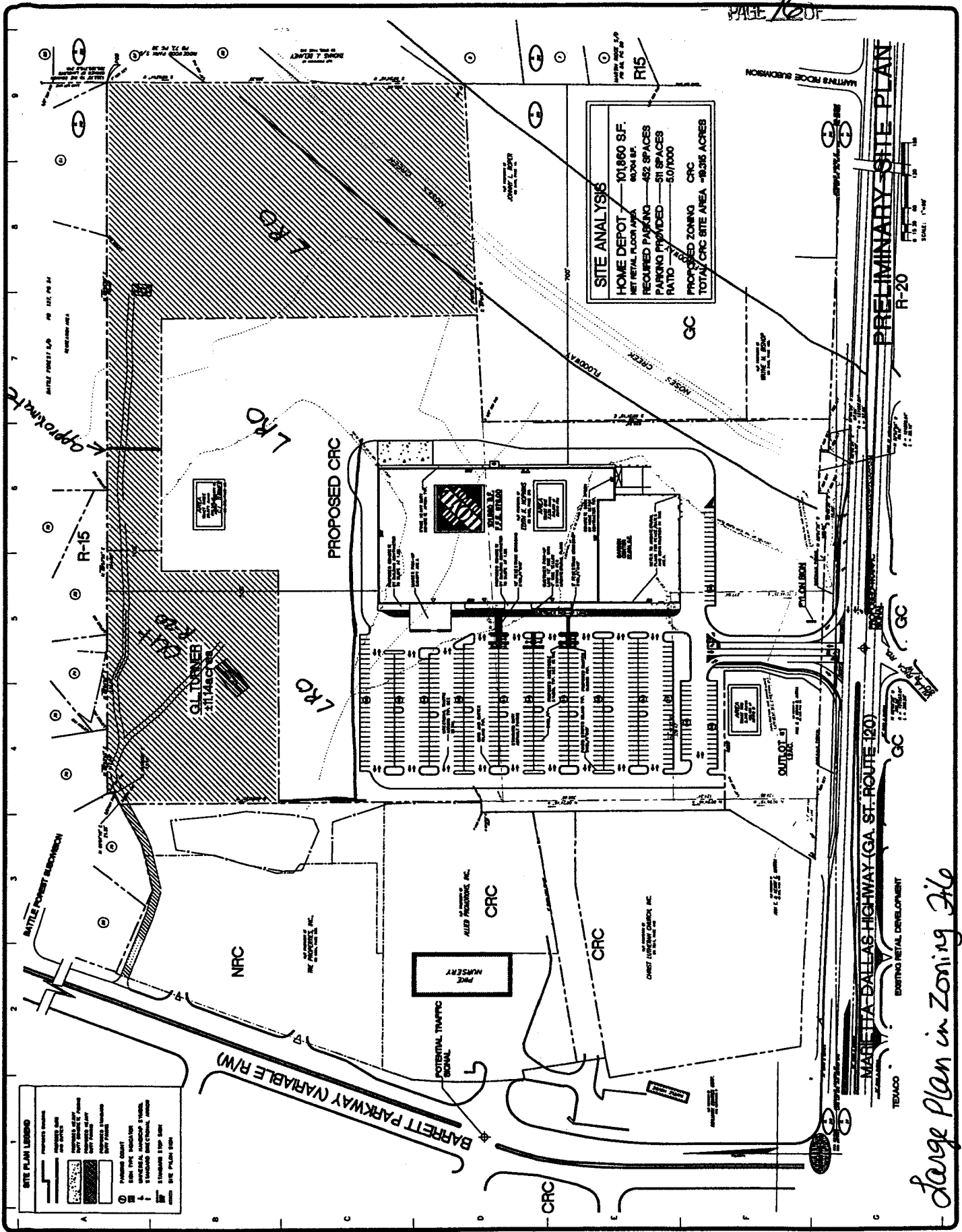
Z-80 Site plan as referenced in stipulation letter (marked to show approximate location of LEO zoned property). *pubb*

REVISIONS BY	DATE	DESCRIPTION

WOLVERTON & ASSOCIATES, INC.
4000 GAMBROCK PARKWAY / SUITE 100 / KENNESAW, GEORGIA 30144
770-421-9999 PHONE / 770-421-9999 FAX

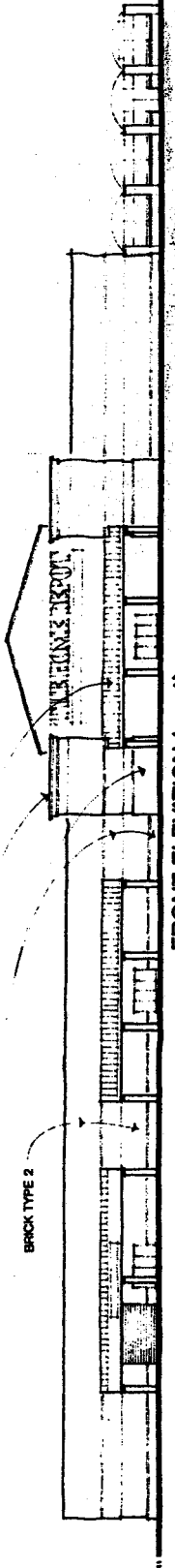
PROPOSED COMMERCIAL DEVELOPMENT
FOR
GREENBERG FARROW ARCHITECTURE
ATLANTA, GA

C-1
DATE: 11/11/11
SCALE: 1" = 100'
SHEET NO. 1 OF 1



Large Plan in Zoning File

METAL CANOPY
EFS
BRICK TYPE 1
BRICK TYPE 2



FRONT ELEVATION (west)

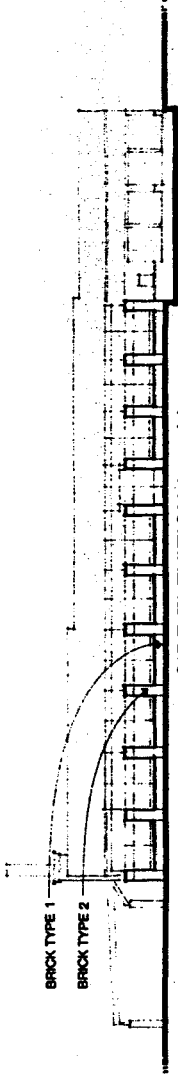
PRECAST BRICK FINISH
BRICK TYPE 1
BRICK TYPE 2

PRECAST BRICK FINISH
BRICK TYPE 1
BRICK TYPE 2



REAR ELEVATION (east)

BRICK TYPE 1
BRICK TYPE 2



SIDE ELEVATION (south)

BRICK TYPE 1
BRICK TYPE 2



SIDE ELEVATION (north)

*1/27/97
Elevation
2/10/97
Elevation
1/11/97*

*Large plan
0.7.8.5.1.2.1
1/22/97*



THE HOME DEPOT - West Cobb



HENSEL PHELPS ARCHITECTURE

2-80 Site plan as referenced in stipulation letter (I'll have to show approximate location of old zoned property). *pkh*

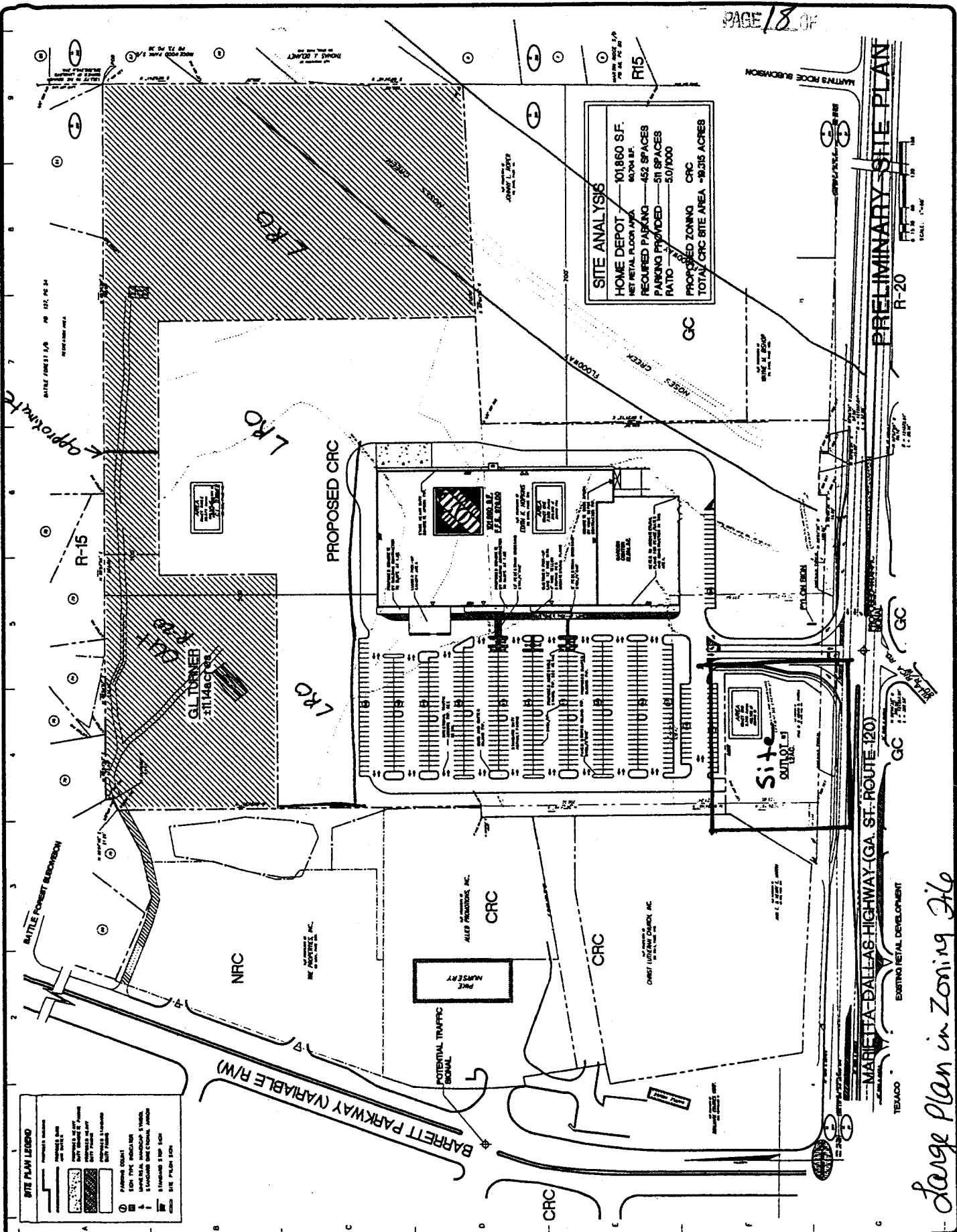
NO.	DATE	DESCRIPTION

WOLVERTON & ASSOCIATES, INC.
 400 OAKMOCK PARKWAY / SUITE 505 / MONROE, GEORGIA 30606
 770-447-9888 PHONE / 770-447-9878 FAX

PROPOSED COMMERCIAL DEVELOPMENT
 FOR
 GREENBERG FARROW ARCHITECTURE
 ATLANTA, GA

PAGE 18 OF

C-1



SITE PLAN LEGEND

①	PARKING SPACES
②	EXISTING BUILDING
③	PROPOSED BUILDING
④	PROPOSED DRIVEWAY
⑤	PROPOSED DRIVEWAY
⑥	PROPOSED DRIVEWAY
⑦	PROPOSED DRIVEWAY
⑧	PROPOSED DRIVEWAY
⑨	PROPOSED DRIVEWAY
⑩	PROPOSED DRIVEWAY
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㊿	PROPOSED DRIVEWAY

Large Plan in Zoning File

MOORE INGRAM JOHNSON & STEELE

Mr. Ed Thomas
Principal Planner
Zoning Division
Cobb County Community Development
Department
Page Seven
August 18, 1997

280 Slip letter
B.#7

Application for Rezoning. Further, Applicant agrees to grass and landscape all detention facilities, to install a black chain link fence around said detention facilities only if required to do so by Cobb County and all landscaping for said facilities shall be pursuant to the above-referenced landscaping plan.

(21) There shall be no telecommunications towers or monopoles on any portion of the subject property excepting only such telecommunications equipment serving Applicant's retail use.

(22) Applicant agrees to install parapets of sufficient height to screen all roof-top mechanical.

(23) Applicant proposes one (1) out parcel containing approximately 1.2 acres located as shown and reflected on the referenced site plan. The out parcel shall have primary access interiorly off the southerly portion of the parking lot for the proposed facility.

(24) Applicant further agrees that no automotive or automotive related business and no store for the packaged sale of alcoholic beverages shall be permitted on the aforesaid out parcel, or any other out parcels obtained by Home Depot U.S.A., Inc.

(25) Prior to development of the out parcel, Applicant agrees to submit plans to the Board of Commissioners for the development dealing with building exterior, landscaping, lighting, setbacks, buffering, and access.

(26) Applicant agrees to install and construct a solid cedar fence eight (8) feet in height running along the southerly property line of Battle Forest Subdivision and upon the property of the individual residents and the

ORIGINAL DATE OF APPLICATION: 07-15-97APPLICANTS NAME: HOME DEPOT USA, INC.

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

BOC DECISION OF 10-15-02 ZONING HEARING:

**OTHER BUSINESS ITEM #5 – TO CONSIDER A SITE PLAN APPROVAL FOR
SOUTHTRUST, WEST COBB REGARDING Z-80 (HOME DEPOT USA, INC.)
OF JULY 15, 1997**

To consider a site plan approval for SouthTrust, West Cobb regarding Z-80 (Home Depot USA, Inc.) of July 15, 1997, for property located on the north side of Dallas Highway, east of Barrett Parkway in Land Lot 329 of the 20th District.

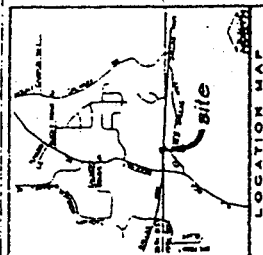
Mr. Mark Danneman, Zoning Division Manager, provided information regarding request for site plan approval. Mr. David Jackson addressed the Board relative to a request by Cobb DOT for the addition of a third auxiliary lane in the area immediately to the front of the proposed bank for the purpose of providing a uniform three lane section from Home Depot to the Ridgeway intersection. Following presentations and discussion, the following motion was made:

MOTION: Motion by Askea, second by Olens, to **approve** site plan for SouthTrust, West Cobb regarding Z-80 (Home Depot USA, Inc.) of July 15, 1997, for property located on the north side of Dallas Highway, east of Barrett Parkway in Land Lot 329 of the 20th District **subject to:**

- **site plan, landscape plan, exterior elevation plans, and lighting plans received September 10, 2002 (copies of plans attached and made a part of these minutes)**
- **signage to be similar in style as other businesses located in the area**
- **Stormwater Management Division comments and recommendations**
- **Water and Sewer Division comments and recommendations**
- **Cobb DOT comments and recommendations *to include installation of an auxiliary lane to the front of the proposed bank for the purpose of attaining a uniform three lane section on Dallas Highway from Home Depot to the intersection of Ridgeway Road***

VOTE: **ADOPTED** unanimously

RECEIVED
 SEP 10
 COBB CO. COMM. DEV DEPT.
 ZONING DIVISION



OWNER/DEVELOPER
 SouthTrust BUILDINGS & SERVICES
 Bank
 11255 FLEMING ROAD
 ROSWELL, GEORGIA 30075

24 HOUR EMERGENCY CONTACT
 M.S. CLARKE, LYONS (770) 692-7877

SITE ZONING LRO (Landscape Lawns)
 DISTURBED AREA
 BUILDING FOOTPRINT LINES
 BUILDING SUMMARY
 PARKING SUMMARY

NOTES
 1. This project is a new building with a parking garage. The site is located in a residential area and is adjacent to a park. The building will be a three-story structure with a total area of approximately 150,000 square feet. The parking garage will provide for approximately 200 vehicles. The site is currently zoned LRO (Landscape Lawns) and the proposed building and parking garage are consistent with the requirements of this zoning.

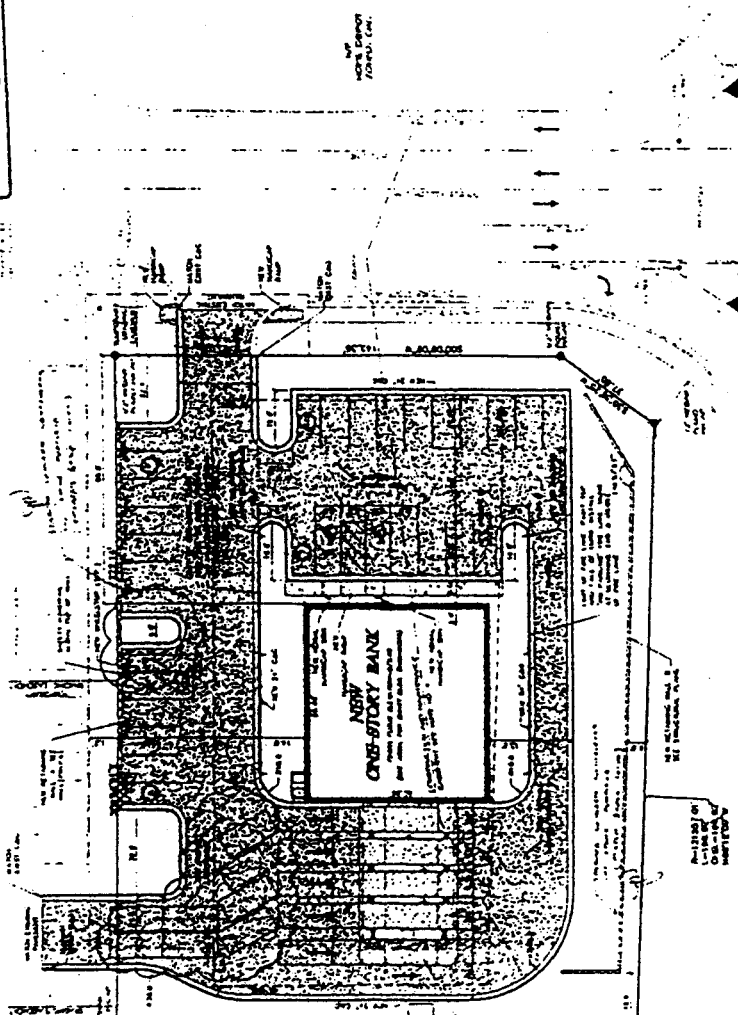
SHEPHERD & GRANT ARCHITECTS, P.C.
 3915 UNIVERSITY AVENUE, SUITE 200
 ATLANTA, GEORGIA 30326
 PHONE: (404) 525-5888
 FAX: (404) 525-5889
 WWW: SHEPHERDANDGRANT.COM

DATE	
DESCRIPTION	

SouthTrust Bank
 145 MARTIN LUTHER KING JR. BLVD
 ATLANTA, GA 30303
 (404) 525-5888

Min. Bk. 21 Petition No. 08#5 (Z-80 of 7/15/97)
 Doc. Type Site plan
 Meeting Date October 15, 2002

PAGE 21 OF



MARIETTA - DALLAS HIGHWAY
 (GA. ST. ROUTE 128)
 (VARIABLE R/W)

(404) 801-1700
 (404) 801-1700

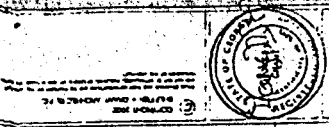
Site Plan
 Scale: 1" = 20'
 GRAPHIC SCALE - IN FEET

NOTE: THE DEVELOPER HAS PROVIDED THE NECESSARY INFORMATION TO SUPPORT THE PROPOSED PROJECT. THE DEVELOPER HAS PROVIDED THE NECESSARY INFORMATION TO SUPPORT THE PROPOSED PROJECT. THE DEVELOPER HAS PROVIDED THE NECESSARY INFORMATION TO SUPPORT THE PROPOSED PROJECT. THE DEVELOPER HAS PROVIDED THE NECESSARY INFORMATION TO SUPPORT THE PROPOSED PROJECT. THE DEVELOPER HAS PROVIDED THE NECESSARY INFORMATION TO SUPPORT THE PROPOSED PROJECT.

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NO. 4	
NO. 5	
NO. 6	
NO. 7	
NO. 8	
NO. 9	
NO. 10	
NO. 11	
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NO. 22	
NO. 23	
NO. 24	
NO. 25	
NO. 26	
NO. 27	
NO. 28	
NO. 29	
NO. 30	

IF YOU DO CHECKOUT...
 CALL US FROM...
 UTILITIES PROTECTION CENTER
 1-800-888-7411

REFER
 SEP 21 2002
 COBB CO COMM DEV DEPT.
 ZONING DIVISION



SHEFFER & GRANT ARCHITECTS P.C.
 10000 WOODLARK BLVD., SUITE 100
 DALLAS, TX 75243
 972-412-1100
 www.sgarch.com

EXTERIOR ELEVATIONS

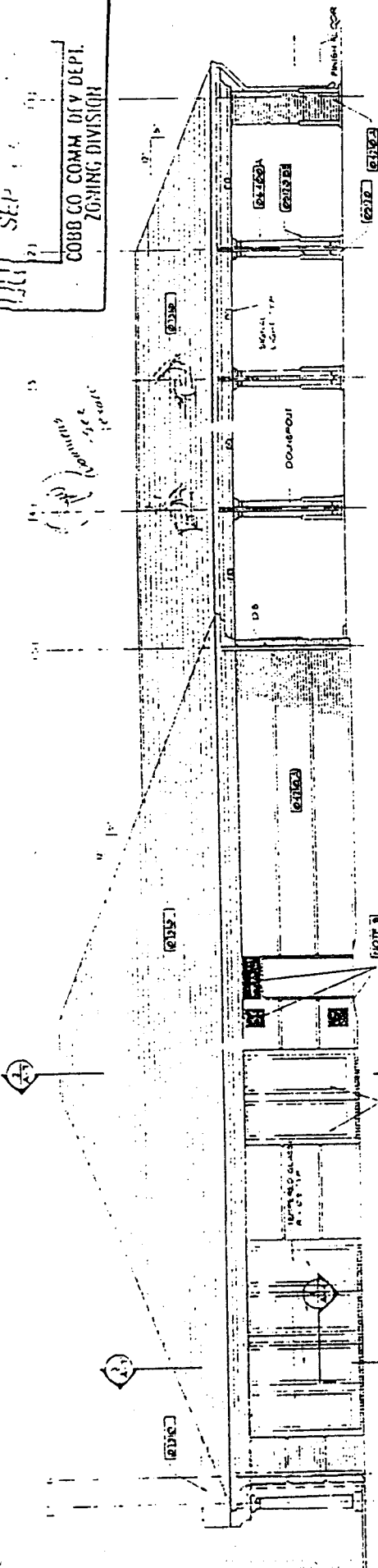
SouthTrust Bank
 WEST COBB
 10000 WOODLARK BLVD., SUITE 100
 DALLAS, TX 75243
 972-412-1100

A-4
 5 OF 13

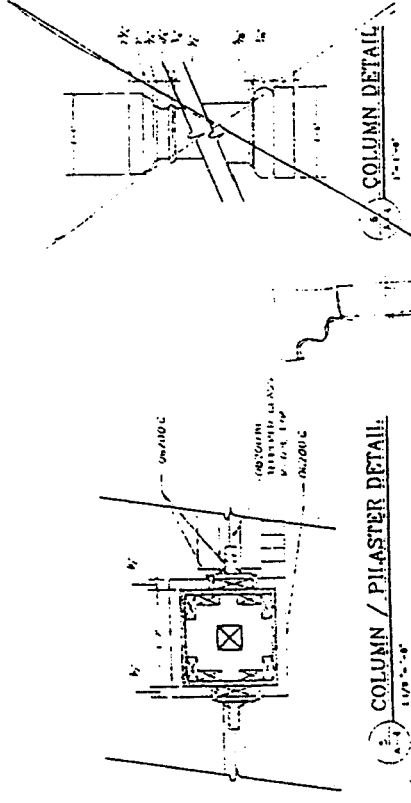
OB.#5
 Min. Bk. 21 Petition No. (Z-800) 7/15/97
 Doc. Type Exterior elevations
 Meeting Date October 15, 2002

CONT. DOC. NOTES	
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.	
2. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.	
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.	
4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.	
5. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.	

PAGE 23 OF

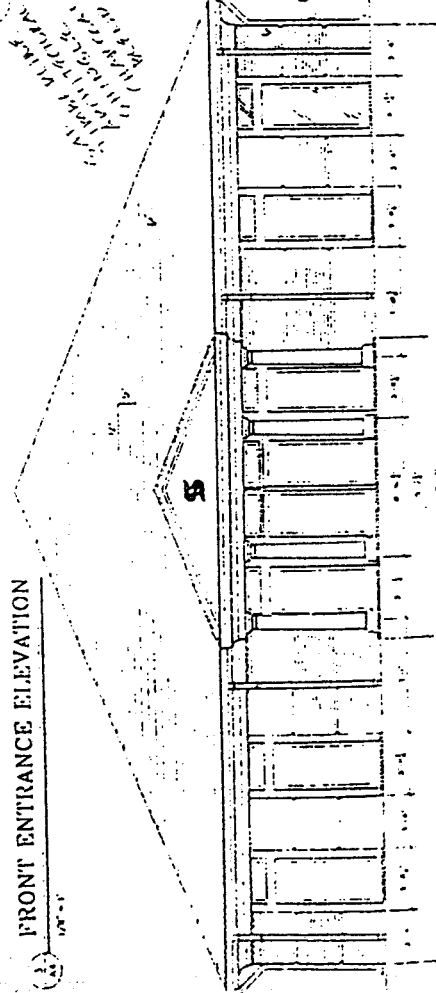


RIGHT SIDE ELEVATION
 1/8" = 1'-0"



COLUMN / PILASTER DETAIL
 1/8" = 1'-0"

COLUMN DETAIL
 1/8" = 1'-0"



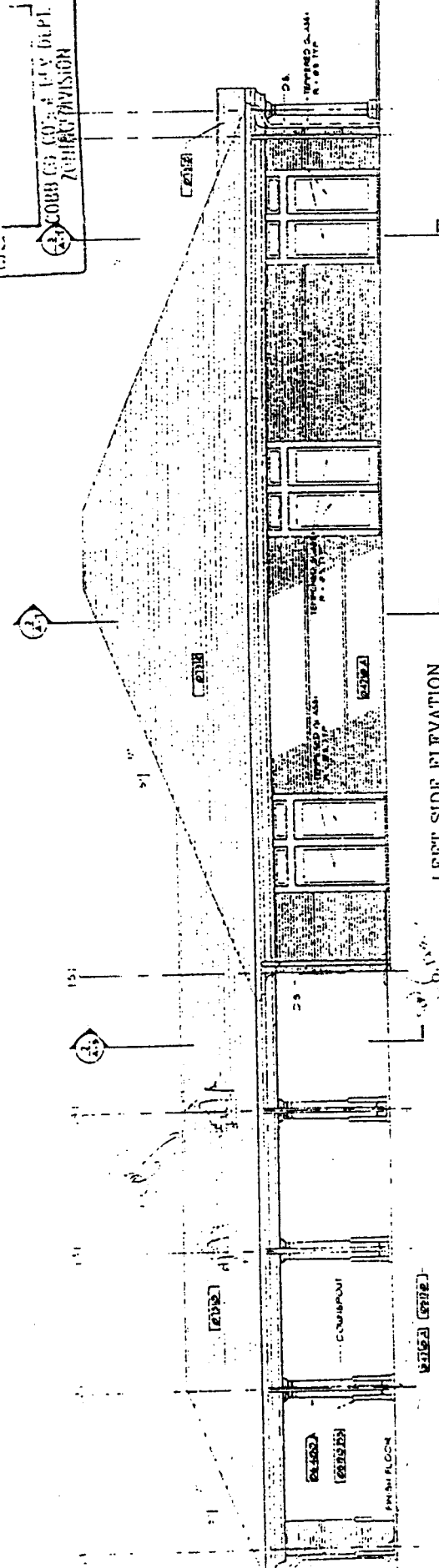
FRONT ELEVATION D
 1/8" = 1'-0"

COLUMN/PILASTER DETAIL
 1/8" = 1'-0"

FRONT ELEVATION D
 1/8" = 1'-0"

NOTE: All material selections for roof shall be subject to approval of the Architect.

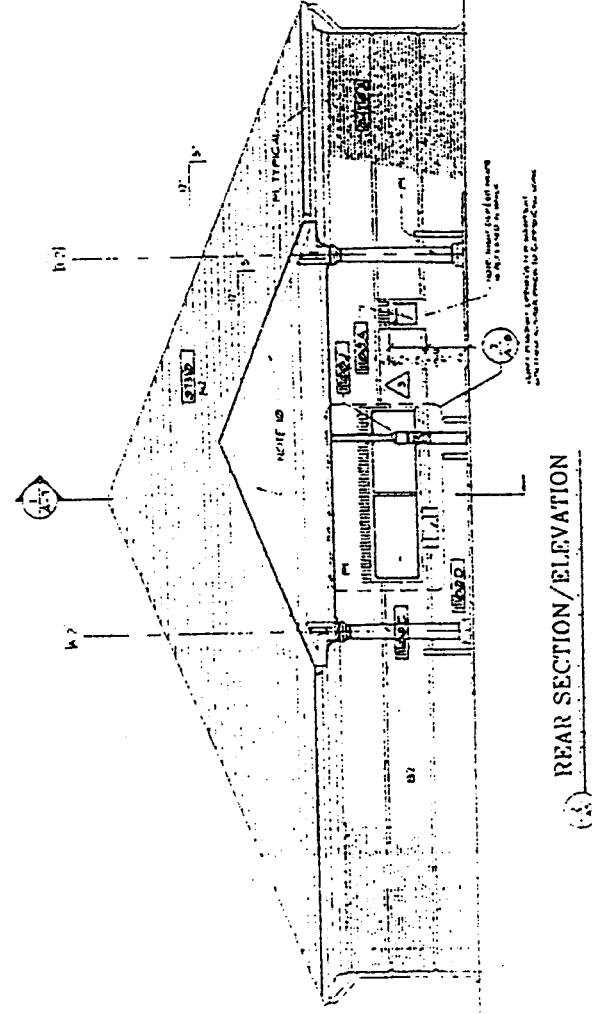
REVIEW
 SFP
 COBB COUNTY DEPT. OF PLANNING
 ZONING DIVISION
 11/15/02



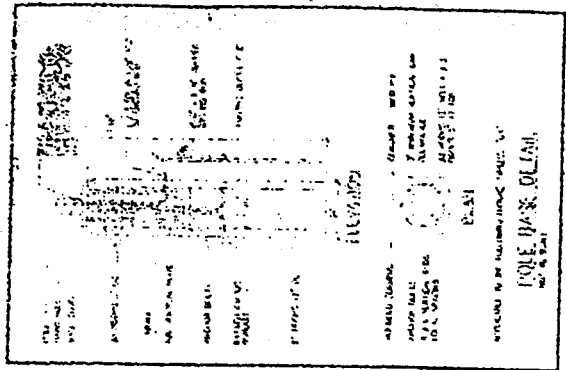
CON. DOC. NOTES
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE B.C.A. CODES AND SPECIFICATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
 9. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.
 11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE B.C.A. CODES AND SPECIFICATIONS.
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 13. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 14. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 15. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 17. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 18. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
 19. ALL MATERIALS AND EQUIPMENT SHALL BE STORED PROPERLY ON THE SITE.
 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE PUBLIC.

NOTES
 THE ARCHITECT HAS REVIEWED THE CONTRACT DOCUMENTS AND HAS APPROVED THEM FOR CONSTRUCTION.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

Min. Bk. 21 Petition No. OB.#5 U-8007115/97
 Doc. Type left side and rear
Section elevation plans
 Meeting Date October 15, 2002



REAR SECTION/ELEVATION



**OUTSIDE LIGHTING
FIXTURE SCHEDULE**

1. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ILLINOIS ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE (NEC).

2. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ILLINOIS ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE (NEC).

3. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ILLINOIS ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE (NEC).

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10. ALL LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ILLINOIS ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE (NEC).

PANEL SCHEDULES

1. ALL PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ILLINOIS ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE (NEC).

2. ALL PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ILLINOIS ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE (NEC).

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10. ALL PANELS SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ILLINOIS ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE (NEC).

LOAD STUDY

1. ALL LOADS SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ILLINOIS ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE (NEC).

2. ALL LOADS SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ILLINOIS ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE (NEC).

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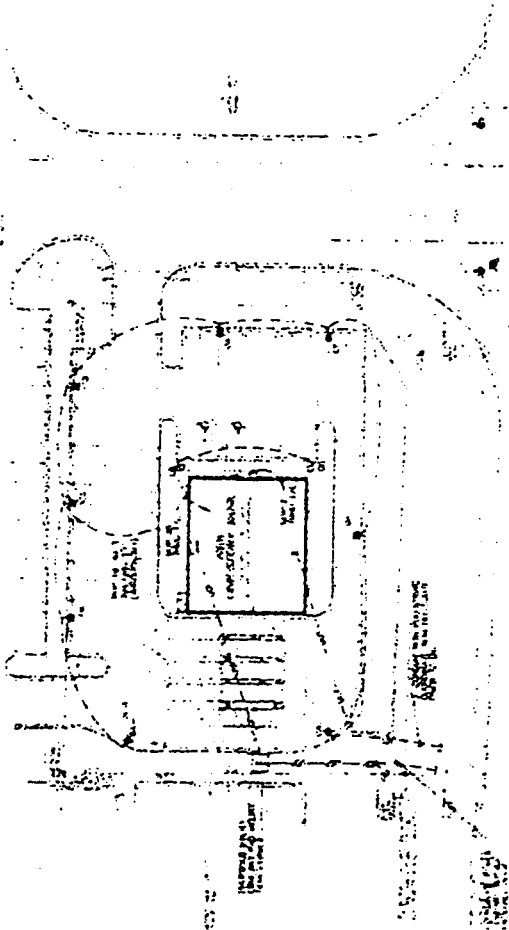
8. ALL LOADS SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ILLINOIS ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE (NEC).

9. ALL LOADS SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ILLINOIS ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE (NEC).

10. ALL LOADS SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ILLINOIS ELECTRICAL CODE AND THE NATIONAL ELECTRICAL CODE (NEC).

RECEIVED
 SEP 10 2002
 COURT CO. COMM. DEV. DEPT.
 COURT HOUSE, DAYTON, OH

Min. Bk. 21 Petition No. OB#5
 Doc. Type Lighting plans
 Meeting Date October 15, 2002



11/15/02
 11/15/02
 11/15/02