

# MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP

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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  
JERE C. SMITH  
CLAYTON O. CARMACK  
KEVIN B. CARLOCK†  
ALEXANDER T. GALLOWAY III†  
J. KEVIN MOORE  
RODNEY R. McCOLLOCH  
SUSAN S. STUART  
DANIEL A. LANDIS\*\*\*  
BRIAN D. SMITH  
HARRY R. TEAR III

W. TROY HART†  
JEFFREY A. DAXE  
KIM A. ROPER  
VICTOR P. VALMUS  
JOYCE W. HARPER  
AMY K. WEBER  
TARA C. RIDDLE  
T. SHANE MAYES  
ANGELA H. SMITH  
NICHOLAS J. PETERSON\*  
JAMES D. WALKER III  
CHRISTOPHER D. GUNNELS\*  
JENNIFER S. WHITE\*  
RYAN G. PRESCOTT\*  
CHRISTOPHER C. MINGLEDORFF  
COLE B. STINSON\*\*\*  
ANGELA D. CHEATHAM  
CAREY E. OLSON\*

EMERSON OVERLOOK  
326 ROSWELL STREET  
MARIETTA, GEORGIA 30060

TELEPHONE (770) 429-1499  
TELECOPIER (770) 429-8631

#### BILLING ADDRESS

P.O. BOX 3305 • MARIETTA, GEORGIA 30061

#### TENNESSEE OFFICE

CEDAR RIDGE OFFICE PARK, SUITE 500  
408 N. CEDAR BLUFF ROAD • KNOXVILLE, TENNESSEE 37923

TELEPHONE (865) 692-9039  
TELECOPIER (865) 692-9071

CHARLES E. PIERCE\*  
BRANDON C. HARDY  
STAYCE M. BURKHART\*  
CLAY S. O'DANIEL  
GRAHAM E. McDONALD  
KARINE M. POLIS  
PHILLIP G. GOMBAR\*  
SARAH E. STOTTMAYER  
JENNIFER A. RINGSMUTH\*  
PRESTON D. HOLLOWAY  
JENNIFER B. SIMPSON  
ASPEN S. RAINS\*  
MARC E. SIROTKIN  
BETH GEARHART\*\*\*\*  
S. NIKOL RICHARDSON\*  
SCOTT L. SAIDAK\*  
JENNIFER L. LAFONTAINE\*  
TIMOTHY H. STALLINGS

GABRIEL A. DANIELS  
S. SCOTT MARCUM  
WILMA R. BUSH  
GREG H. FULLER\*  
CHERYL A. STAUGAITIS  
JENNIFER L. TOMMASELLO  
KEVIN L. LOPER\*

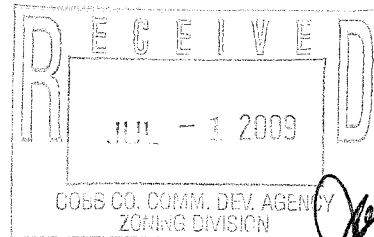
OF COUNSEL:  
JOHN L. SKELTON, JR.†

† ALSO ADMITTED IN TN  
\* ALSO ADMITTED IN FL  
\*\* ALSO ADMITTED IN NM  
\*\*\* ALSO ADMITTED IN NC  
\*\*\*\* ALSO ADMITTED IN CA  
♦ ADMITTED ONLY IN TN

July 1, 2009

**Hand Delivered**

Mr. John P. Pederson, AICP  
Planner III  
Zoning Division  
Cobb County Community Development Agency  
Suite 300, 191 Lawrence Street  
Marietta, Georgia 30060-1661



RE: Application for Rezoning :  
Applicant:  
Property Owners:  
Property:

Application No. Z-16 (2009)  
Cross Street Service, Inc.  
General Investors, Inc.  
0.91 acres located at 6952 Mableton  
Parkway, Land Lots 497 and 498,  
18<sup>th</sup> District, 2<sup>nd</sup> Section,  
Cobb County, Georgia

Dear John:

As you know, the undersigned and this firm represent the Applicant, Cross Street Service, Inc. (hereinafter referred to as "Applicant"), and the Property Owner, General Investors, Inc. (hereinafter referred to as "Owner"), in the above-referenced Application for Rezoning with regard to a total tract of 0.91 acres, more or less, located at 6952 Mableton Parkway, Land Lots 497 and 498, 18<sup>th</sup> District, 2nd Section, Cobb County, Georgia (hereinafter referred to as the "Property" or the "Subject Property"). We have been authorized by the Applicant and Owner to submit this revised letter of agreeable stipulations and conditions, which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. The revised stipulations are as follows:

- (I) Applicant seeks rezoning of the Subject Property from the existing zoning category of R-20 to the proposed zoning category of Light Industrial ("LI"), with

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reference to the Overall Site Plan prepared for Applicant by LAI Engineering dated March 30, 2009.

- (2) Applicant agrees to relocate the existing fence along the frontage of the existing and developed property (facing Mableton Parkway and the abandoned Queens Ferry Road) to a location behind the first row of planted landscaped trees. (See area marked as "A" on Exhibit "I" attached hereto and incorporated by reference.)
- (3) Applicant agrees to plant evergreen trees, a minimum of six (6) feet in height, at the proposed new entrance; and in addition, shall supplement the existing buffer with such trees to be planted in front of the relocated fence. (See areas marked as "B" and "C" on Exhibit "I.")
- (4) The new entrance drive from Mableton Parkway shall be landscaped and maintained. Any signage shall be ground-based, monument style signage with the base consisting of brick matching the color of brick on the main building.
- (5) Applicant agrees that in the event a gate is installed at the new entrance, the gate shall be decorative, such as, by way of example, "wrought-iron" style aluminum gate.
- (6) Applicant agrees to remove the existing chain link fence located along the frontage of the Property along Mableton Parkway. Any new fencing on the Property shall be black or green vinyl-coated chain link fencing.
- (7) Applicant agrees to plant evergreen trees, a minimum of six (6) feet in height, at the existing entrance, in front of the fence, to screen the parking area located off Queens Ferry Road. The location of this new tree planting area is shown as area "D" on the attached Exhibit "I."
- (8) Applicant agrees to maintain the landscaping at the facility in a clean and "kept" appearance (e.g., regular cutting of grass) and shall replace any newly planted landscape buffer trees which die, or have died.

We believe the requested zoning, together with the revised stipulations set forth above, is an appropriate use of the Subject Property while taking into consideration the existing conditions of

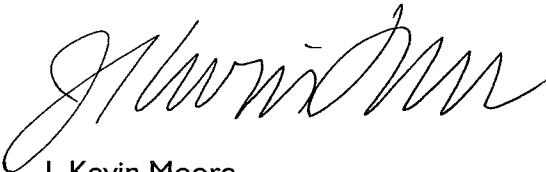
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the area surrounding the proposed development. Thank you for your consideration in this request.

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

JKM:cc

Attachment

c: Cobb County Board of Commissioners:  
Samuel S. Olens, Chairman  
Helen C. Goreham  
Tim Lee  
Robert Ott  
George W. "Woody" Thompson  
(With Attachment)

Cobb County Planning Commission:  
Murray Homan, Chairman  
Judy Williams  
Bob Hovey  
Christi S. Trombetti  
Mike Terry  
(With Attachment)

Ben Clopper  
Mableton Improvement Coalition  
(With Attachment)

- Cross Street Service, Inc.  
(With Attachment)

