

Richard W. Calhoun  
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770-422-1776

July 28, 2021

Mr. John P. Pederson, AICP, Manager  
Cobb County Community Development Agency  
Zoning Division  
1150 Powder Springs Road  
Suite 400  
Marietta, GA 30064

Re: **Zoning Stipulation Letter- Z-51**  
**Applicant:** QuikTrip Corporation  
**Owner:** Louise G. Howard Family Investments, LP  
**Subject property:** NW quadrant, South Cobb Drive & Riverview Road

Dear John:

Our firm represents QuikTrip Corporation (“Applicant”), and Louise G. Howard Family Investments, LP (“Owner”) with reference to the above rezoning application. We submit the following as the Applicant’s and Owner’s proposed conditions of zoning for the property identified in said application (the “Subject Property”).

**Zoning & Variances**

1. The following proposed zoning conditions supersede and replace any and all existing or prior zoning district classifications, land use permits, conditions of zoning, County departmental comments, recommendations, decisions or requirements applicable to the Subject Property.
2. The Subject Property shall be rezoned from its existing TS and R-20 zoning district classifications to the NRC zoning district classification, subject to the attached Preliminary Site Plan entitled QuikTrip No. 1739, Sheet #3 (the “Site Plan”).
3. The Subject Property shall be entitled to such contemporaneous variances from existing zoning ordinances, sign ordinances, regulations, and guidelines as may be necessary to permit its development and use pursuant to the Site Plan, specifically including without limitation:

49 Atlanta Street  
Marietta, Georgia 30060

2951 Flowers Road South, Suite 220  
Atlanta, Georgia 30341

Gregory, Doyle, Calhoun & Rogers, LLC

- (a) Setbacks:  
Subject to any required right of way dedication on Riverview Road, reduction of front set back from existing right of way on Riverview Road from 50' to 20'. Right of way dedication will increase the amount of set back variance needed on a per foot basis.
- (b) Impervious Surface:  
Impervious Surface Variance from 70% maximum to 78% maximum. Percentage may change depending on amount and location of required dedication of right of way.
- (c) Signage Outside Buildable Area:  
Variance from 120 s.f. to total of 190.8 s.f. outside buildable area, to accommodate standard signage consistent with other QuikTrip locations.
- (d) Wall Signage  
Variance to allow sign outside buildable area.  
Variance from total of 49 s.f. to total of 122.71 s.f. for single individual building wall sign consistent with other QuikTrip locations.
- (e) Monument Signage Set Back  
Setback variance for monument sign on Riverview Road frontage to allow placement 2 feet from final right of way line.
- (f) Electronic Monument Sign Frontage Variance  
Variance to allow Electronic Monument Sign with 198 feet frontage on Riverview Road.
- (g) Electronic Monument Sign Spacing Variance  
Variance to allow electronic monument signs to be spaced 165 feet apart.
- (h) Sign Structure Area Variance  
Variance to total sign structure area from 300 s.f. to 386.91 s.f.
- (i) Landscape Strip Variance  
Landscape strip variance from 8' to zero feet in certain locations along Riverview Road frontage.

#### **Site Plan**

4. Except as specifically modified herein, the construction and architecture of the proposed store to be located on the Subject Property shall be substantially in accordance with the attached site plan identified as QuikTrip #1739 Sheet 3 (attached as Exhibit "A"), and the attached elevations identified as store #1739 dated June 1, 2021 (attached as Exhibit "B").

### **Traffic Control**

5. The driveways located on South Cobb Drive and Riverview Road shall be "right in, right out only", and the driveway on Maner Road shall be full access.

### **Lighting and Mechanical**

6. Lighting on the Subject Property shall be fully cut-off and shielded LED down lighting facing inward onto the Subject Property. The "QT" logo on the fuel island canopy shall be internally lighted. Roof top mechanical equipment shall be screened with a 90% opaque screen mesh.

### **Operations**

7. Alcohol sales shall be beer and wine package sales only. Only drinking water shall be stored at the exterior of customer entrances to the store.

Applicant shall not utilize exterior speakers or video displays for entertainment or advertising purposes. Any exterior speakers, video displays or touch screens shall be located only at fuel pumps and shall be used only for purposes of handicap assistance or for purchases of food or fuel.

### **Signage**

8. The monument signs to be located on the subject property shall be no larger than dimensions referenced on the Site Plan.

### **General**

9. The District Commissioner shall have the authority to approve minor modifications to these stipulations and the site plan as the development proposal proceeds through the Plan Review process and thereafter. For purposes of this paragraph, any modifications that increase density; reduce the size or composition of an approved buffer or landscape strip to adjacent property; relocate a structure closer to a property line; or, increase the height of a building adjacent to property which are in direct contradiction to or conflict with the foregoing stipulations, will be subject to the public hearing process as an "Other Business" Application.

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10. All setbacks and buffer areas may be penetrated for purposes of access, utilities, and stormwater management, including, but not limited to detention/retention facilities, drainage facilities, and any and all slopes or other required engineering features of the foregoing. Any disturbed setback or buffer areas shall be revegetated upon completion of any such construction.

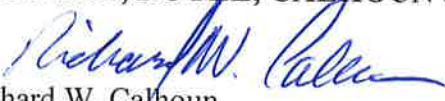
11. Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements, except as otherwise approved by the Board of Commissioners or by the Cobb County Department of Transportation or Community Development Agency.

12. Should any conflicts arise between these stipulations and county ordinances or zoning requirements, except as modified herein the county zoning ordinances or requirements shall prevail.

We believe this proposed facility will be a new and modern asset to the immediate area, and we therefore respectfully request approval pursuant to the conditions contained in this letter.

Yours very truly,

**GREGORY, DOYLE, CALHOUN & ROGERS, LLC**

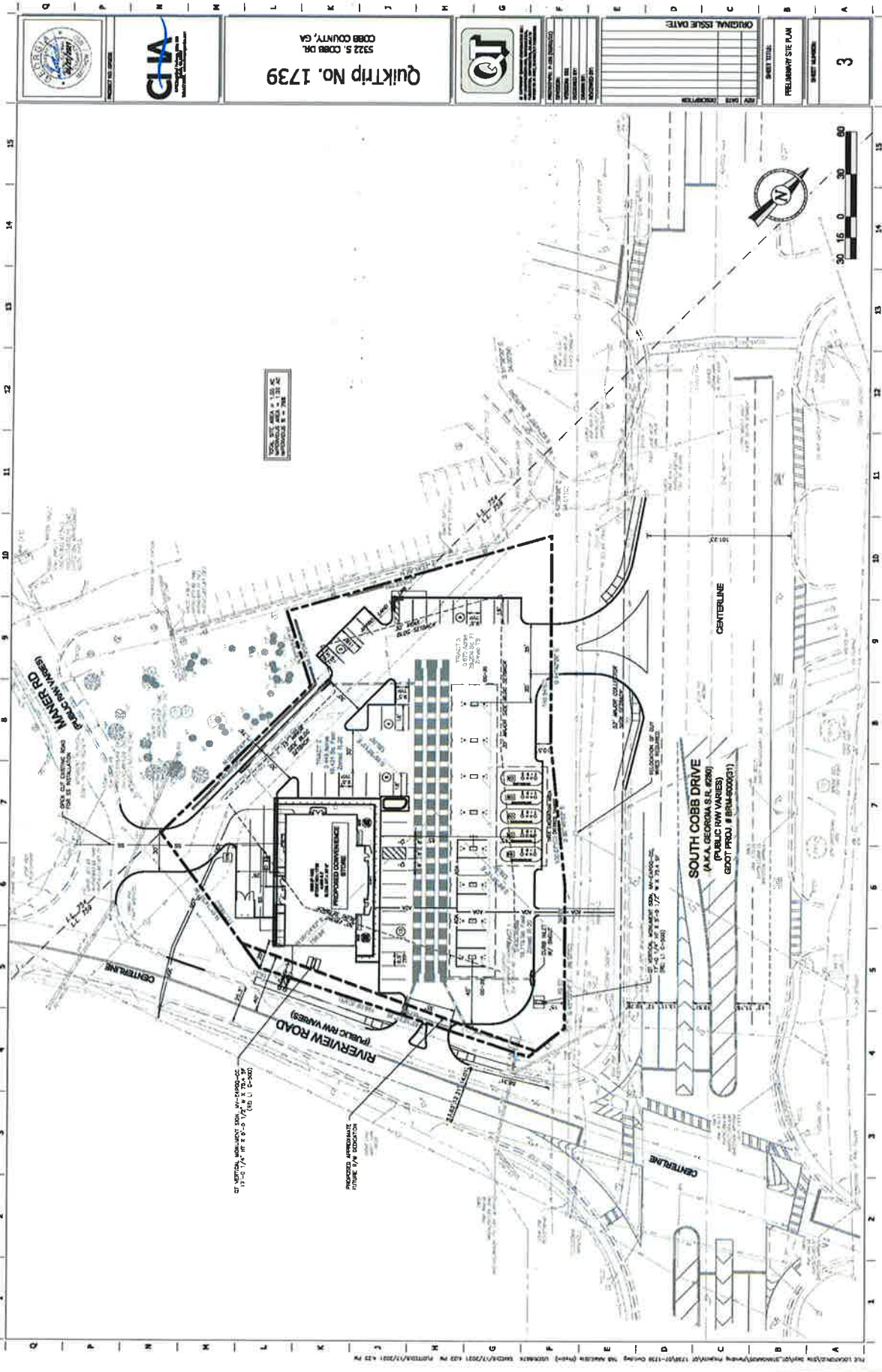
  
Richard W. Calhoun  
For the Firm

Enclosures

cc: Cobb County Planning Commission  
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Cobb County Board of Commissioners  
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Michael Burk, QuikTrip Corporation  
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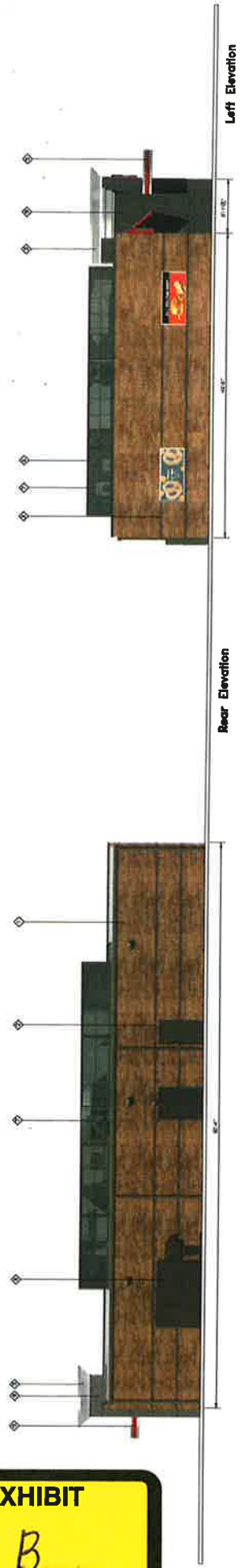
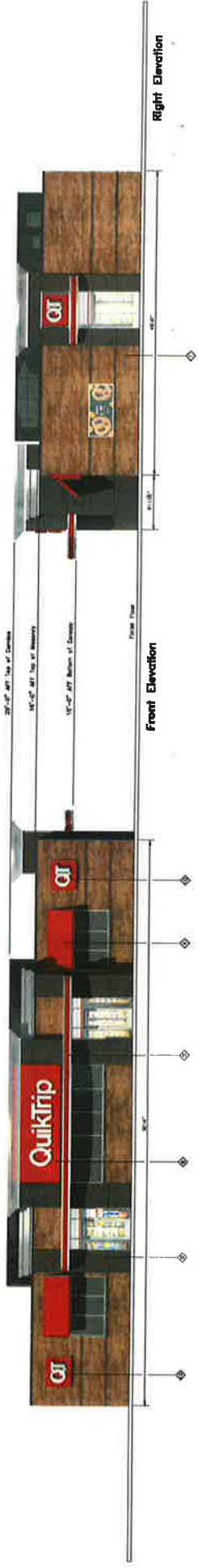
 CIVIL ENGINEERS & ARCHITECTS 5322 S. COBB DR. COBB COUNTY, GA	Quiktrip No. 1739	SHEET TITLE: PRELIMINARY SITE PLAN	SHEET NUMBER: 3
		ORIGINAL ISSUE DATE:	DATE:

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**EXHIBIT**

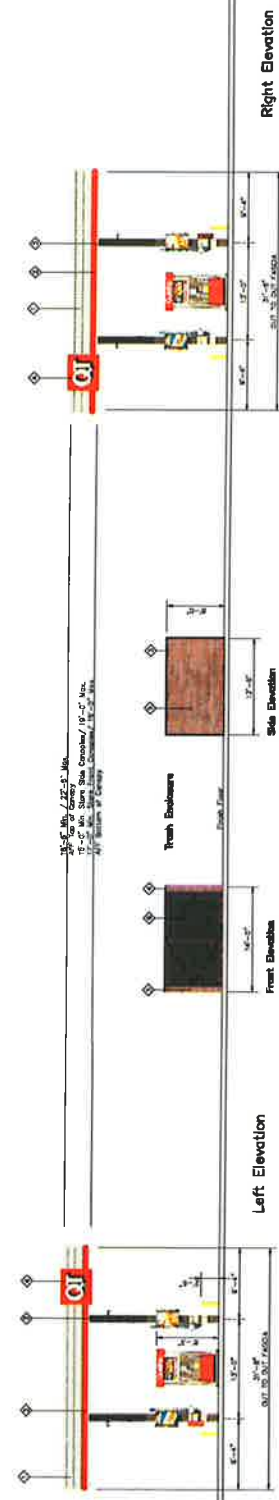
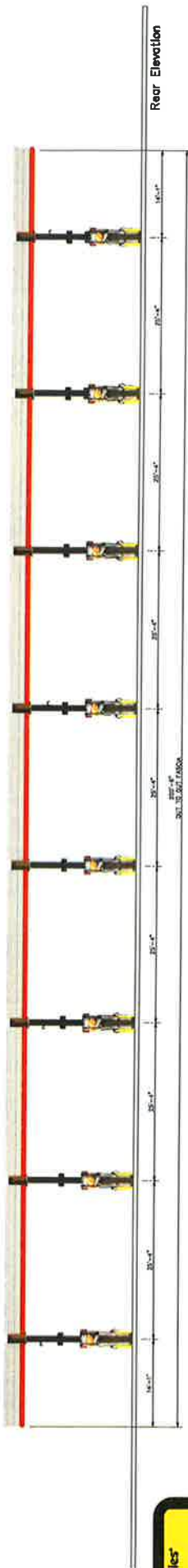
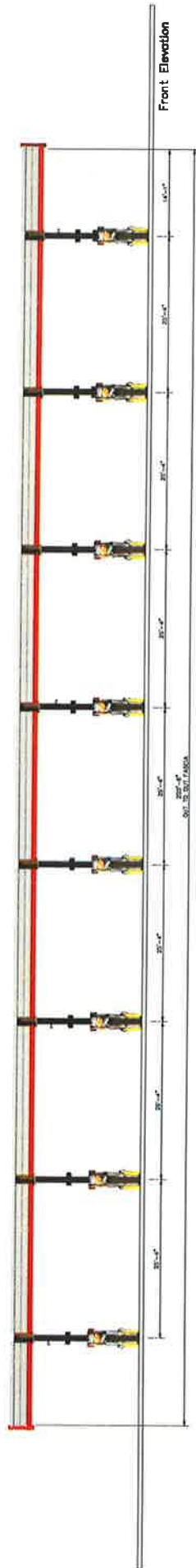
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**QuikTrip**  
 4500 South 26th Street, Suite 100  
 Atlanta, GA 30328  
 Phone: (404) 525-3000  
 Fax: (404) 525-3001

Store #	1739	Project Name	G3S Building Elevations	Address	5322 S Cobb Dr	City, State	Atlanta, GA
Serial #	07-1739-G3S	Scale	1/16"=1'-0"	Drawn By	JK	<small>THIS DOCUMENT IS THE PROPERTY OF QUIKTRIP, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC INFORMATION. THE REUSE AND REPRODUCTION OF THIS DOCUMENT FOR ANY OTHER PROJECT OR PUBLICATION, WITHOUT THE WRITTEN PERMISSION OF QUIKTRIP, INC. IS STRICTLY PROHIBITED.</small>	



18'-0" Wb / 22'-0" Hb  
 12'-0" Wb / 18'-0" Hb  
 12'-0" Wb / 18'-0" Hb  
 12'-0" Wb / 18'-0" Hb



	Store # <b>1739</b>	Vertical 8 Canopy Elevations	Address: <b>5322 S Cobb Dr</b>	City, State: <b>Atlanta, GA</b>
	Serial # <b>07-1739-GV08</b>	Scale: <b>1/16" = 1'-0"</b>	Issue Date: <b>06.01.21</b>	Drawn By: <b>JK</b>
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