

0B-58

Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: 11-15-~~10-18-2022~~

Applicant: Axion US, LLC Phone #: 7703104838
(applicant's name printed)

Address: 171 Village Parkway, Marietta GA 30067 E-Mail: bopatel4@gmail.com

Bo Patel Address: _____
(representative's name, printed)

[Signature] Phone #: _____ E-Mail: _____
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature] My commission expires: 01/30/2026
Notary Public



Titleholder(s): Buckner Crossroads, LLC Phone #: 4045670859
(property owner's name printed)

Address: 1000 Johnson Ferry Rd, B-250, Marietta GA 30068 E-Mail: martin.p.dgoc.us

[Signature]
(Property owner's signature)

Signed, sealed and delivered in presence of:

Tammy Feilmeier My commission expires: 07/24/2023
Notary Public



Commission District: _____ Zoning Case: _____

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

Location: 795 ~~795~~ Veterans Memorial Hwy SE
(street address, if applicable; nearest intersection, etc.)

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

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

Stipulation Amendment to allow for a car wash facility

(List or attach additional information if needed)

Proposed site plan

C2.0

OVERALL SITE PLAN
 BUCKNER CROSSING CAR WASH
 795 & 799 VETERANS MEMORIAL HIGHWAY SE
 LAND LOTS 68 & 165, 18TH DISTRICT
 CITY OF MABLETON, COBB COUNTY, GEORGIA

DASH EXPRESS
 VETERANS, LLC
 171 VILLAGE PARKWAY
 MABLETON, GA 30057
 PHONE: 770-310-4538

Sheet No.	02-008
Date	09/14/2022
Scale	1" = 100'
Project Name	BUCKNER CROSSING CAR WASH
Client	DASH EXPRESS VETERANS, LLC
Designer	Paradigm Engineering Services, Inc.
Address	1200 Peachtree Dunwoody Park, Suite 400, Atlanta, GA 30328
Phone	404-487-8888
Website	www.paradigmeng.com



CAUTION
 THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS VISUALLY COMPATIBLE WITH THE SURROUNDING AREA. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS VISUALLY COMPATIBLE WITH THE SURROUNDING AREA. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS VISUALLY COMPATIBLE WITH THE SURROUNDING AREA.

GEORGIA811
 Know what's below
 Call 811 or (800) 282-7411
 Before You Dig

COBB COUNTY NOTES

1. ALL UTILITIES SHALL BE SHOWN AND DEPTH SHALL BE INDICATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE UTILITIES COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE UTILITIES COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES.
2. ANY CONSTRUCTION SHALL BE PERMITTED THROUGHOUT THE COBB COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE UTILITIES COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES.
3. ANY SIGNS TO BE PERMITTED THROUGHOUT THE COBB COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE UTILITIES COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES.
4. SIGNS MUST BE CONFORM TO THE COBB COUNTY SIGNAGE REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE UTILITIES COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES.
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SITE DATA

ADDRESS: 795 & 799 VETERANS MEMORIAL HIGHWAY SE
 PARCEL ID: 0988 AC (40,857 SF)
 SITE AREA: 1,019 AC (44,385 SF)
 MASTER AREA: 4,236 AC
 ZONING: NRC (NEIGHBORHOOD RETAIL COMMERCIAL)
 PROPOSED USE: 1 BUILDING, 1 STORY, 40,857 SQ. FT. FOR RETAIL USES
 MAX. BUILDING HT: 0.25 FOR RETAIL USES
 MAX. FAR: 0.05040 857 ± 0.10
 PROP. IMPROVEMENTS: 70% (28,580 SF)
 BUILDING SETBACKS: FRONT VETERANS MEMORIAL HWY 15' (FROM ORIGINAL ROW), SIDE STREET BUCKNER 15' (FROM ORIGINAL ROW), REAR YARD 30'
 PARKING PROVIDED: 17,000 PARKING SPACES (TOTAL PROVIDED 17 SPACES)

VICINITY MAP



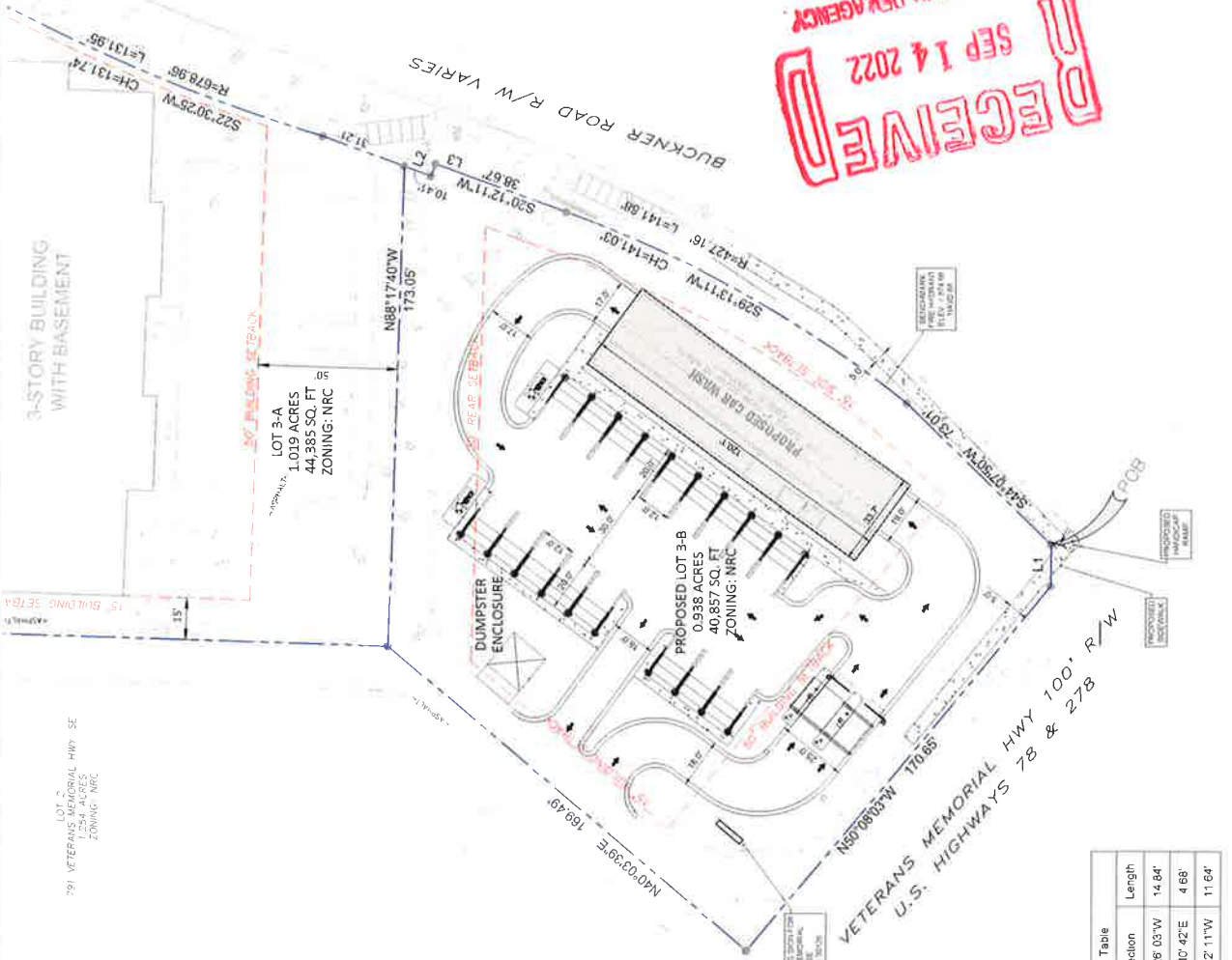
SIGNAL NOTE

1. ALL SIGNAL PLANS MUST BE SUBMITTED TO AND APPROVED BY THE COBB COUNTY TRAFFIC ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE UTILITIES COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES.
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NOTE FOR CONTRACTOR

1. ALL CONTRACTORS WORKING ON THE SITE MUST BE REGISTERED WITH THE COBB COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE UTILITIES COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES.
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RECEIVED
 SEP 14 2022
 COBB COUNTY DEPARTMENT OF PLANNING & ZONING



Line #	Direction	Length
L1	N88° 26' 03"W	14.84'
L2	S69° 40' 42"E	4.68'
L3	S20° 12' 11"W	11.64'

LOT 2
 791 VETERANS MEMORIAL HWY. SE
 1.254 ACRES
 ZONING: NRC

LOT 3-A
 1.019 ACRES
 44,385 SQ. FT.
 ZONING: NRC

PROPOSED LOT 3-B
 0.938 ACRES
 40,857 SQ. FT.
 ZONING: NRC

3-STORY BUILDING WITH BASEMENT

DUMPSTER ENCLOSURE

PROPOSED CAR WASH

VETERANS MEMORIAL HWY 100' R/W
 U.S. HIGHWAY 78 & 278

BUCKNER ROAD R/W VARIES

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

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

MELISSA P. HAISTEN
JUSTIN H. MEEKS

SAMSLARKINHUFF.COM

August 11, 2009

RECEIVED
SEP 14 2009

VIA E-MAIL and
HAND DELIVERY

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

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Min. Bk. 59 Petition No. Z-24
Doc. Type letter of agree-
able conditions
Meeting Date August 18, 2009

Re: Application of William E. Gillan to Rezone a 4.228 Acre Tract
from GC, NRC & R-20 to Neighborhood Retail Commercial
(NRC) (No. Z-24)

Dear John:

As you know, this firm represents the Applicant and property owners (hereinafter collectively the "Applicant") concerning the above-captioned Application for Rezoning. The application was heard, considered and unanimously recommended for approval by the Cobb County Planning Commission last week. Presently, the application is scheduled to be heard and considered on the Consent Agenda for final action by the Cobb County Board of Commissioners on August 18, 2009.

As a result of our representations to the Planning Commission and our most recent discussions with the Mableton Improvement Coalition ("MIC"), the Applicant has agreed to final revisions/modifications to the latest stipulations. In that regard, the Applicant is agreeable to the following revised stipulations becoming conditions and a part of the grant of the requested rezoning and binding upon the subject property thereafter. The referenced revised stipulations are as follows, to-wit:

1. The revised stipulations and conditions set forth herein shall replace and supercede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned application for rezoning.
2. Rezoning of the subject property shall be from GC, NRC & R-20 to NRC in substantial conformity to the Zoning Site Plan prepared by Highland Engineering, Inc. which was filed contemporaneously with the Application for Rezoning.

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HAND DELIVERY

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3. The total site area of the subject property (4.228 acres) shall be developed as a neighborhood retail center anchored by offices, retail shops, restaurant(s) and a potential child development center.
4. The formation of an Architectural Oversight Committee consisting of a representative of MIC, the Applicant or its designee and a representative of the Community Development Agency, who shall be the final arbiter with respect to the resolution of any issues which can not be otherwise resolved.
5. The architectural style, composition and treatment of all of the buildings shall consist of four-sided architecture and shall be uniform in nature except as hereinafter provided. The architecture of all of the buildings shall be subject to final review and approval by the District Commissioner after review by the Architectural Oversight Committee.

The composition of said buildings shall consist of a mixture of brick, stone, EFIS and other masonry components. Additionally, the building(s) located on Out Parcel #1 shall be located close to the street with parking in the rear and will be built in a residential style with differing facades, peaked roofs, residential style construction details, windows which are residential in size and an agreement that there will be no floor-to-ceiling plate glass utilized within said building(s).
6. Specific uses for the out parcels shall be subject to review and approval by the District Commissioner after notification to representatives of MIC.
7. Entrance signage for the proposed development shall be ground-based, monument style, with finished materials and colors being in substantial conformity to the architectural style and composition as aforementioned. There shall be no roof signs, exterior temporary signs or banners nor shall there be any flashing sign components. Temporary signage announcing the grand opening, signage indicating the coming development and signage relating to leasing opportunities shall be allowed.¹
8. Parking area lighting shall be environmentally sensitive, low level, shoe box luminaries fitted with non-glare lenses and cut-off shields to minimize illumination from penetrating outside the boundaries of the subject property. Security lighting on the rear of the

¹ Banners shall be allowed to announce grand openings or special sales. In total, no store may display any banner for more than sixty (60) days in any calendar year.

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buildings shall be designed to minimize illumination from penetrating outside the boundaries of the subject property.

9. All dumpsters servicing the proposed retail center which are visible from adjacent properties or public rights-of-way shall be enclosed with a minimum 6' high enclosure consistent with the architectural style as aforementioned on three (3) sides with an opaque wooden door on the access side which shall remain in a closed position except when the dumpsters are being emptied. All dumpsters shall have rubber lids to minimize noise and pick up times shall be limited to the hours of 7:00 a.m. until 7:00 p.m., Monday through Friday. Additionally, all trash cans within the retail center shall be themed to the architectural style and composition as aforementioned.
10. The following otherwise permitted uses under the NRC classification shall be prohibited:²
 - a. Video arcades as a primary business.
 - b. Tattoo parlors and body piercing shops.
 - c. Billiard parlors.
 - d. Pawn shops or checking cashing establishments.
 - e. Shooting ranges.
 - f. Houses of worship.
 - g. Wholesale establishments which sell only to businesses and not to retail customers.
 - h. Package sale of alcoholic beverages as a primary use; excepting a store specializing in the sale of wine.
 - i. Any business which principally features sexually explicit products or drug-related paraphernalia.

² Said uses shall be construed as conditional prohibitions and the Applicant or future developer(s) shall have the right to appear before the Board of Commissioners in the context of the filing of an "Other Business" Agenda Application which requires the posting of the subject property for a period of thirty (30) days and a public hearing before the Board.

VIA E-MAIL and
HAND DELIVERY

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- j. Any stores which sell guns or knives as a primary business.
 - k. Second hand stores, thrift stores and flea markets.
 - l. Art frame sales (retail and/or wholesale).
 - m. Gas stations.
 - n. Fire wood sales.
 - o. Convenience stores.
 - p. Automotive parts, sales and service.
 - q. Carwash facilities.
 - r. There shall be no outside paging systems, phone bells, or loud speakers; excepting only low-decibel outdoor music systems.
 - s. All outside displays of merchandise except for sidewalk sales or special events lasting seven (7) days or less.
 - t. Signs in windows covering more than ten percent (10%) of the total window space shall not be allowed.
11. The submission of a landscape plan during the Plan Review process subject to review and approval by the Community Development Agency, including the following:
- a. The formation of a Landscape Oversight Committee consisting of a representative of MIC, the Applicant and a representative of the Community Development Agency who shall be the final arbiter with respect to the resolution of any issues which can not otherwise be resolved.
 - b. The installation of a 35' rear building setback/landscaped buffer along the northern property lines of the subject property.
 - c. Those areas between sections of the subject property reserved for required parking, as well as public rights-of-way, shall be included in the final landscape