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December 20, 2022

VIA HAND DELIVERY

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

Re: Other Business Application of Mableton CGB GA, LLC to request a Site Plan
Amendment regarding No. Z-163 of 2005 (OB-70)

Dear John:

The applicant filed an Other Business application to amend previous zoning conditions to build a new Chipotle restaurant. The applicant has worked with the Mableton Improvement Coalition (MIC) to address the questions and concerns from the community. The site is adjacent to a middle school and previous proposals have created concerns about the proximity to the school and conflicts with vehicular and pedestrian school traffic. Below are the proposed conditions that the applicant propose to be a part of the zoning approval.

- 1) The site will be developed consistent with the attached site plan with the final site plan to be approved by the district commissioner after review by the Mableton Improvement Coalition.
- 2) Chipotle will have a pick-up window that will only be used as a pick-up window and not for placing orders. The applicant agrees to no reader board or menu board and no order speaker system to ensure that the window is never converted to a drive-thru window ordering option.
- 3) Previous restaurant proposals created concerns about conflicting pedestrian and vehicular traffic with the adjacent school. Although not presently serving breakfast, Chipotle may add breakfast at its 4835 Floyd Road in the future. However, any subsequent business other than Chipotle that offers breakfast will need BOC approval through an Other Business zoning application.
- 4) The building architecture shall be consistent with the attached rendering and material board. The building shall be all brick and there shall be no EIFS or stucco siding. The District Commissioner shall have final approval of the architecture and materials to ensure it is consistent with the attached plans.



VIA HAND DELIVERY & EMAIL

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
November 15, 2022
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- 5) There shall be a Landscape Review Committee made up of the applicant, Mableton Improvement Coalition and a County (or city) Community Development Department representative to review the final landscape plan. The District Commissioner shall have final approval of the landscape plan. The applicant agrees to plant additional landscaping materials to the east of the fence along the eastern property line, subject to the approval of the Cobb DOT or Cobb County School Board, whichever entity shall be determined to control this property. Such landscaping will be included in the plan submitted to the Landscape Review Committee.

Very truly yours,

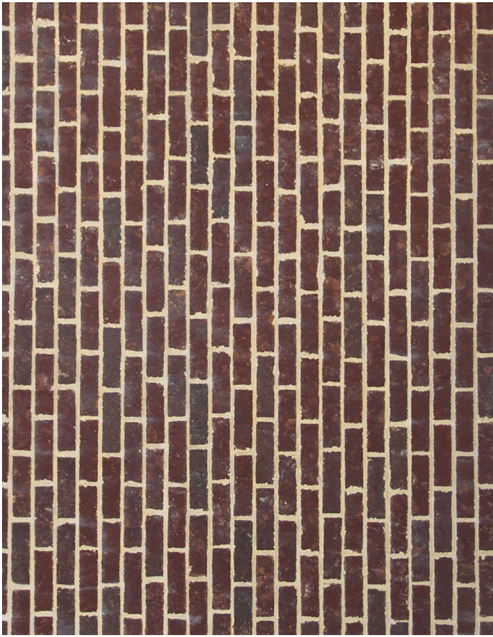
SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink that reads "Parks F. Huff". The signature is fluid and cursive, with the first name "Parks" and last name "Huff" clearly legible.

Parks F. Huff
phuff@samslarkinhuff.com

PFH/jac
Enclosures/Attachments

cc: Mr. Greg Craft, Capital Growth Buchalter Georgia, LLC (via email w/attachments)



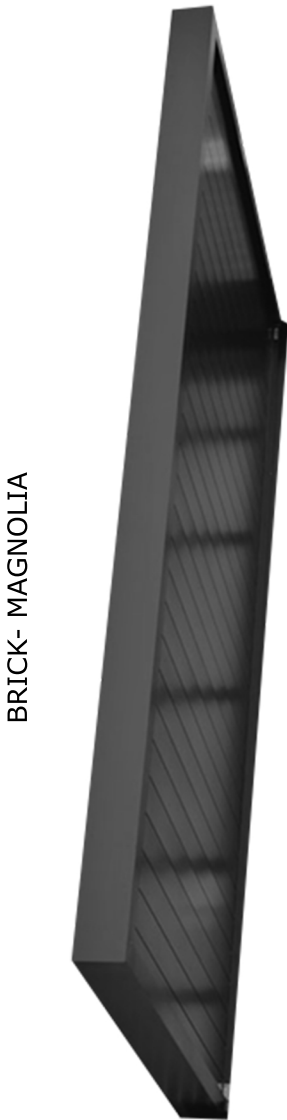
BRICK- OLD ATLANTA



BRICK- MAGNOLIA



PAINT- KNIGHTS ARMOR



PREFINISHED METAL CANOPY- CHARCOAL



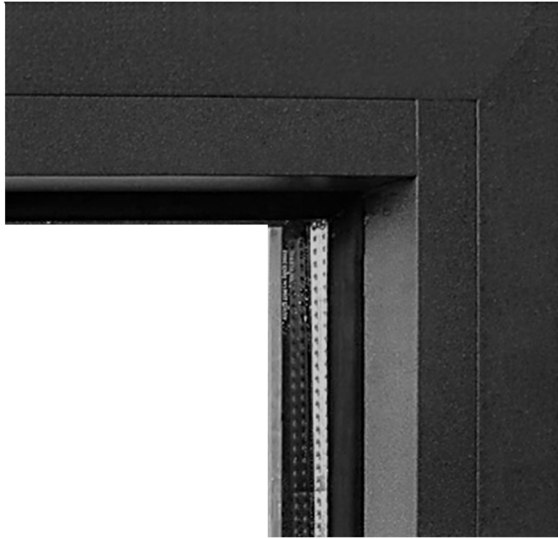
PREFINISHED METAL COPING-
COLOR MATCH OLD ATLANTA



DARK BRONZE ALUMINUM PASS-THRU WINDOW



CHARCOAL ALUMINUM STOREFRONT ENTRY DOORS
WOOD HANDLES



CHARCOAL ALUMINUM STOREFRONT SYSTEM

MABLETON, GA

4835 Floyd Road
Mableton, GA 30126

project #4701

THE COLORS AND MATERIALS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS AND NOT AN EXACT MATCH. RENDERING IS TO BE CONSIDERED FOR VISUAL DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.