



**STAFF REVIEW**

**Variance Case #:** V2020-11                      **Legistar #:** 20200072

**City Council Hearing:** Wednesday, March 11<sup>th</sup>, 2020 – 7:00 p.m.

**Property Owners:** B.A. Stoner & Dale S. Stoner  
3306 Pinetree Drive  
Smyrna, GA 30080

Sue Bishop Davis  
527 N. St. Mary’s Ln  
Marietta, GA 30064

**Applicant:** RaceTrac Petroleum, Inc.  
200 Galleria Pkwy  
Atlanta, GA 30339

**Agent:** Adam Rozen, Esq. – Garvis, Sam’s, Larkin & Huff  
376 Powder Springs Street  
Suite 100  
Marietta, GA 30064

**Addresses:** 695 Powder Springs Street & 701 Sandtown Road

**Land Lot:** 0214                      **District:** 17                      **Parcels:** 00710 & 00220

**Council Ward:** 1A                      **Existing Zoning:** CRC (Community Retail Commercial)

**Special Exception / Special Use / Variance(s) Requested:**

1. Variance to waive the Commercial Corridor Overlay District Tier B’s site design mandatory element “75-foot maximum front setback from the building to the property line along any public street”. [§712.09 (G.2.b.i)]
2. Variance to increase the sign face area for a monument sign on a collector road (Sandtown Road) from 50 square feet to 100 square feet. [§714.04 (F.3) Table H]
3. Variance to increase the sign face area for a monument sign on an arterial road (Powder Springs Street) from 90 square feet to 100 square feet. [§714.04 (F.3) Table H]
4. Variance to increase the sign height for a monument sign on a collector road (Sandtown Road) from 10 feet to 15 feet. [§714.04 (F.3) Table H]
5. Variance to allow the digital sign area to exceed 50% of the total sign face. [§714.04 (F.4.c)]
6. Variance to allow digital signs within 200 feet of residential property. [§714.04 (F.4.a)]

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### Statement of Fact

As per section 720.03 of the Comprehensive Development Code of Marietta, the Board of Zoning Appeals may alter or modify the application of any such provision in the Development Code because of unnecessary hardship if doing so shall be in accordance with the general purpose and intent of these regulations, or amendments thereto, and only in the event the board determines that by such alteration or modification unnecessary hardship may be avoided and the public health, safety, morals and general welfare is properly secured and protected. In granting any variance the board of zoning appeals shall designate such conditions in connection therewith as will, in its opinion, secure substantially the objectives of these regulations and may designate conditions to be performed or met by the user or property owner, out of regard for the public health, safety, comfort, convenience, and general welfare of the community, including safeguards for, with respect to light, air, areas of occupancy, density of population and conformity to any master plan guiding the future development of the city. The development costs of the applicant as they pertain to the strict compliance with a regulation may not be the primary reason for granting a variance.

#### Criteria:

1. Exceptional or extraordinary circumstances or conditions *are/are not* applicable to the development of the site that do not apply generally to sites in the same zoning district.
2. Granting the application *is/is not* necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.
3. Granting the application *will/will not* be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.

#### PICTURES



**695 Powder Springs Street**



**701 Sandtown Road**



**3-sided curb facing Powder Springs Street, Sandtown Road, & Davis Circle**



**Frontage along Davis Circle**

**Staff Review:**

The applicant, RaceTrac, represented by Adam J. Rozen, is requesting variances at 695 Powder Springs Street and 701 Sandtown Road. The properties combined total approximately 2.736 acres and are zoned CRC (Community Retail Commercial). The subject properties have frontage along three road frontages: Powder Springs Street, Sandtown Road, and Davis Lane. All other surrounding properties are also zoned CRC, except the properties to the east that are zoned R-20 within Cobb County. The applicant intends to build a RaceTrac gas station and convenience store facing Powder Springs Street.

**Maximum Setback**

The subject properties are within the Commercial Corridor Overlay District – Tier B, which requires new developments to meet all mandatory elements and a minimum of 50% of the total possible optional elements. Although the site is to be developed similar to other RaceTrac sites in the area and the QuikTrip across Powder Springs Street, the proposed project does not meet the maximum 75-foot building setback required by the Tier B regulations. The purpose of a maximum building setback, instead of a minimum building setback, is to locate the building closer to the road to enhance the visual character of the corridor. The subject property has frontage along three public roads and the building is shown to be more than 75-feet from Powder Springs Street and Sandtown Road. The building is approximately 150 feet from Powder Springs Street and over 200 feet from Sandtown Road. The project is expected to meet all other requirements of the Overlay

District. Therefore, the applicant is requesting to waive the following mandatory element of the overlay:

- *A 75-foot maximum front setback from the building to the property line along any public street. [§712.09 (G.2.b.i)]*

The following are projects that have received variances to waive (or increase) the maximum setback required by the Overlay District:

Case #	Project	Address	Variance
V2009-08	QuikTrip	600 South Marietta Parkway	75' to 131'
V2012-28	QuikTrip	720 Powder Springs Street	Waived
V2013-38	Zaxby's	591 South Marietta Parkway	Waived
V2013-40	QuikTrip	692 & 696 Powder Springs Street	Waived
V2018-38	McDonald's	778 Whitlock Avenue	75' to 83'
V2019-21	Lidl	670 Whitlock Avenue	75' to 125'

**Signage**

The applicant is proposing to build a new monument sign along the frontages of both Powder Springs Street and Sandtown Road. Although the applicant has not submitted any drawings of the signs, the site plan indicates both signs to be “100 sq. ft. LED, price logo sign, 15' to top of sign.” The allowable height and sign face area for monument signs are determined by the road classification. Sandtown Road, a collector road, allows signs to be a maximum of 10 feet tall with 50 square feet of sign face area. A sign on Powder Springs Street, an arterial road, is limited to 15 feet in height and 90 square feet of sign face area. Thus, the applicant is requesting variances to exceed the allowable height for the sign on Sandtown Road and to exceed the sign face area for both monument signs.

The proposed signs will also contain digital LED gas prices. Digital signs have more regulations than static signs in order to minimize distractions for drivers and protect nearby residents from bright or varying lights. Digital signs are required to be located at least 200 feet from any residentially zoned property. The properties on the east side of Davis Circle are zoned R-20 in Cobb County and appear to be actively used as residences. Based on the locations of the signs on the site plans, the sign on Sandtown Road will be approximately 225 feet from residential property on Davis Circle. The sign on Powder Springs Street will be closer, at approximately 195 feet away, but could potentially be shifted to eliminate the need for the variance.

There is also a size limit for digital signs in that they may not be more than 50% of the total sign face area. For instance, if the applicant is proposing a 100 square foot sign face, then the digital component may not exceed 50 square feet. At this time, RaceTrac has not provided specific details other than to state that the digital area of the signs may exceed 50% of the sign face.

The QuikTrip across the street has received numerous sign variances in addition to having the maximum setback waived. The main freestanding QT sign was granted a variance to increase the allowable height from 15' to 16'4" in April 2014 (V2014-15). Other variances were also granted under V2013-40 to allow the existing billboard and freestanding sign for the Attic Self Storage (now Prime Storage) remain in place after the redevelopment of the site.

In addition to the variances necessary for the new development, it should be noted the Public Works Department is requesting a deceleration lane at the Powder Springs Street entrance due to the traffic volumes along Powder Springs Street and proximity to the signalized intersection. Adding a deceleration lane may require additional right of way donation and the relocation of street frontage improvements. However, GDOT requirements for improvements at Powder Springs Street may supersede the City requirements.

Additional comments from other departments are listed below. However, many of these issues can be addressed during the site development plan review process:

#### ***Transportation Comments***

- 2-foot grass strip is not shown between the proposed sidewalk and Sandtown Road and Davis Lane; 2-foot grass strip is required and will require some right of way donation to at least 2 feet behind the sidewalk.
- Proposed temporary slope easement at Powder Springs Street at previously acquired eastern parcel (T-Mobile site) to be donated to the City.
- Request donation of ROW and easements for Powder Springs Street project at the remaining parcel.
- Remove non-ADA compliant curb widening for truck trailer tracking at radii. Replace with ADA compliant sidewalk or add ADA compliant sidewalk behind all textured concrete areas if the curb widening is needed. This applies to the entirety of all radii, not just at the location of sidewalk crossing (this comment is due to past complaints and pedestrian usage at other locations). The area appears to be a non-compliant sidewalk, even though it is not technically constructed to be a sidewalk.
- Install 10' trail with 4' grass strip along Powder Springs Street; this will avoid substantial construction coordination issues and impact to the newly opened RT. It is all together likely that RT will be completed before the Powder Springs Street construction project begins.

#### ***Fire Comments:***

- NFPA 13 (2019 edition) automatic fire sprinkler system required. Site review by State Fire Marshal's Office Haz-Mat review division for underground tanks, prior to submittal to city.

#### ***Public Works Engineering Comments***

- Show curb closing un-used curb cut on Sandtown Road.
- Sidewalk required along all road frontages.
- Show stream buffers and/or encroachments, which may require buffer variance request



Department of Development Services
205 Lawrence Street
Marietta, GA 30060
Phone: 770-794-5440

APPLICATION FOR VARIANCE OR APPEAL

(Owner/Applicant/or Representative must be present at all public hearings)

(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application #: V2020-11 Registrar #: 20200072 BZA Hearing Dt: -
City Council Hearing Dt (if applicable) #: 3-11-20 PZ #: 20-35

This is a variance/appeal application for:

Board of Zoning Appeals City Council (with X mark)

Owner's Name B.A. Stoner & Dale S. Stoner (695 Powder Springs Rd.) and Sue Bishop Davis (701 Sandtown Rd.)

EMAIL Address: arozen@samslarkinbuff.com

Mailing Address 376 Powder Springs St; Ste. 100, Marietta Zip Code: 30064 Phone Number (770) 422-7016

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: RaceTrac Petroleum, Inc.

EMAIL Address: dbrown@racetrac.com & arozen@samslarkinbuff.com

Mailing Address 200 Galleria Parkway, Atl GA Zip Code: 30339 Phone Number 770-431-7600

Address of subject property: 695 Powder Springs Rd. & 701 Sandtown Rd. Date of Acquisition: 3/2/2007 & 8/29/2008

Land Lot (s) 214 District 17th Parcel 71 & 22 Acreage 2.234 Zoned CRC Ward 1A FLU: CAC

List the variance(s) or appeal requested (please attach any additional information):

To increase the maximum building setback from 75 feet to 141 feet (City of Marietta Zoning Ord. 712.09); and,
to increase the maximum allowable sign-face from 90 square feet (based on advertising area) to 100 square feet.

Required Information

- 1. Application fee (\$250)
2. Completed notarized application. The original application must be submitted with ALL original signature(s) - Copies of the application or signature(s) will NOT be accepted.
3. Copy of the deed that reflects the current owner(s) of the property.
4. Letter describing the reason for the variance request, stating why strict adherence to the code would result in a particular hardship (as distinguished from a mere inconvenience or desire to make more money).
5. Site plan - drawn to scale. Site plans must illustrate property lines and all relevant existing information and conditions in addition to proposed additions or modifications within the referenced property lines of the tract(s).
Copies Required: One (1) - (8 1/2" x 11") -or- (11" x 17") drawn to scale.
Optional Additional Plat size: (24"x 36"). If providing (24"x 36") then 5 copies REQUIRED.
6. Copy of current tax bill showing payment or documentation certified by the City of Marietta Tax Office.

Note: The Department of Development Services reserves the right to obtain additional information that reasonably may be required in order that an informed decision may be made.

OVER

**CAMPAIGN CONTRIBUTIONS**

The Owner and Applicant herein certify that he/she  has  has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Board of Zoning Appeals within the two (2) years preceding the filing of this application.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature

Adam J. Rozen, Attorney for Applicant

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

**FINANCIAL INTEREST**

The Applicant herein certifies that he/she  has  has not a financial interest in the property which is ten percent (10%) or more.

Adam J. Rozen, Attorney for Applicant

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Adam J. Rozen, Attorney for Applicant

**APPLICANT CERTIFICATION**

- The Applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Applicant's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.

\_\_\_\_\_  
Signature

1/21/2020  
\_\_\_\_\_  
Date

Adam J. Rozen, Attorney for Applicant

\_\_\_\_\_  
Print Name

**OWNER CERTIFICATION**

- The Owner certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Owners's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner hereby gives permission to enter on the property for inspection during the time application is pending.

\_\_\_\_\_  
Signature of Owner

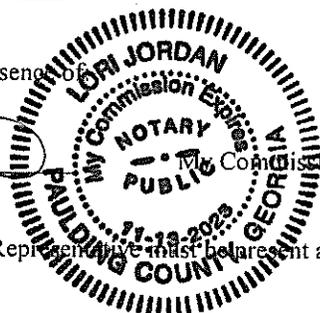
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Address

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Date

Signed, sealed and delivered in the presence of

*Lori Jordan*  
\_\_\_\_\_  
Signature of Notary



My Commission Expires: 11-13-2023

Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.

**CAMPAIGN CONTRIBUTIONS**

The Owner and Applicant herein certify that he/she  has  has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Board of Zoning Appeals within the two (2) years preceding the filing of this application.

\_\_\_\_\_  
Signature of Owner

Brian Thornton  
Signature of Applicant

\_\_\_\_\_  
Print Name

Brian Thornton  
Print Name

RaceTrac Petroleum, Inc.

**FINANCIAL INTEREST**

The Applicant herein certifies that he/she  has  has not a financial interest in the property which is ten percent (10%) or more.

Brian Thornton  
Print Name

Brian Thornton  
Signature of Applicant

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Brian Thornton  
Signature of Applicant

January 7, 2020  
Date

Brian Thornton  
Please Print

RaceTrac Petroleum, Inc.

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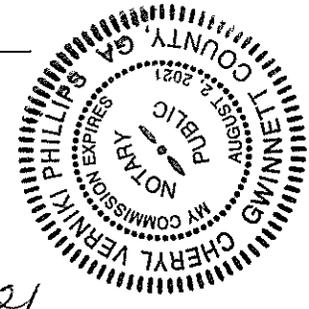
\_\_\_\_\_  
Address

\_\_\_\_\_  
Date

Signed, sealed and delivered in the presence of:

Cheryl Phillips

My Commission Expires: 8/2/2021



Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.

**CAMPAIGN CONTRIBUTIONS**

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*Sue Bishop Davis*  
Signature of Owner

\_\_\_\_\_  
Signature of Applicant

Sue Bishop Davis

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

**FINANCIAL INTEREST**

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\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Applicant

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\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Please Print

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- The Owner hereby gives permission to enter on the property for inspection during the time application is pending.

*Sue Bishop Davis*  
Signature of Owner

Sue Bishop Davis  
\_\_\_\_\_  
Please Print

527 N. St. Marys Lane, Marietta GA 30064  
\_\_\_\_\_  
Address

Jan. 1, 2020  
\_\_\_\_\_  
Date

Signed, sealed and delivered in the presence of

*M. Frazier*  
\_\_\_\_\_  
Signature of Notary Public



My Commission Expires: June 17, 2022

Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.

**CAMPAIGN CONTRIBUTIONS**

The Owner and Applicant herein certify that he/she  has  has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Board of Zoning Appeals within the two (2) years preceding the filing of this application.

Dale S. Stoner  
Signature of Owner

\_\_\_\_\_  
Signature of Applicant

Dale S. Stoner  
Print Name

\_\_\_\_\_  
Print Name

**FINANCIAL INTEREST**

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\_\_\_\_\_  
Print Name

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Signature of Applicant

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\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

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Dale S. Stoner  
Signature of Owner

Dale S. Stoner  
Please Print

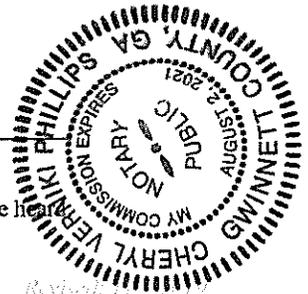
3306 Pinetree Drive, Smyrna GA 30080  
Address

\_\_\_\_\_  
Date

Signed, sealed and delivered in the presence of:

Phillips & Phillips

My Commission Expires: 8/2/2021



Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.

**CAMPAIGN CONTRIBUTIONS**

The Owner and Applicant herein certify that he/she  has  has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Board of Zoning Appeals within the two (2) years preceding the filing of this application.

B.A. Stoner  
Signature of Owner

\_\_\_\_\_  
Signature of Applicant

B.A. Stoner  
Print Name

\_\_\_\_\_  
Print Name

**FINANCIAL INTEREST**

The Applicant herein certifies that he/she  has  has not a financial interest in the property which is ten percent (10%) or more.

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Applicant

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\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

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B.A. Stoner  
Signature of Owner

B.A. Stoner  
Please Print

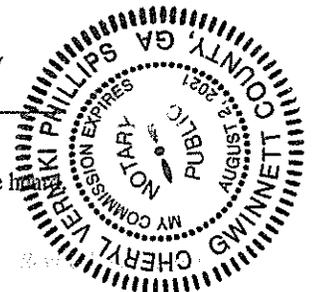
3306 Pinetree Drive, Smyrna GA 30080  
Address

\_\_\_\_\_  
Date

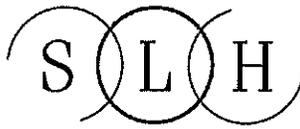
Signed, sealed and delivered in the presence of:

Cheryl Phillips

My Commission Expires: 8/2/2021



Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.



GARVIS L. SAMS, JR.  
JOEL L. LARKIN  
PARKS F. HUFF  
ADAM J. ROZEN

**SAMS, LARKIN & HUFF**  
A LIMITED LIABILITY PARTNERSHIP  
SUITE 100  
376 POWDER SPRINGS STREET  
MARIETTA, GEORGIA 30064-3448

770•422•7016  
TELEPHONE  
770•426•6583  
FACSIMILE

January 21, 2020

**LETTER OF INTENT**

**VIA HAND-DELIVERY**

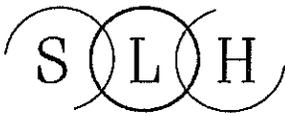
Ms. Shelby Little, AICP  
City of Marietta  
Department of Development Services  
205 Lawrence Street  
Marietta, GA 30060

Re: Variance Application of RaceTrac Petroleum regarding a 2.7± Acre Tract located in Land Lot 214, 17<sup>th</sup> District; parcels 71 & 22, City of Marietta, Cobb County, Georgia.

Dear Shelby:

This firm has been engaged by and represents RaceTrac Petroleum concerning the above-captioned Variance Application. The property at issue consists of two parcels located at the intersection of Powder Springs Road and Sandtown Road for a combined 2.736-acre tract of land. This portion of Powder Springs Street is a commercial area and is zoned for various commercial uses while the subject property is zoned CRC with the proposed use being a permitted use under the CRC zoning district. Near this RaceTrac store is a package store, various restaurants and other commercial and industrially zoned/used properties. This sub-area of the City is experiencing growth and improvement which has resulted in additional residential and retail uses in the immediate area for which this RaceTrac will serve.

Due to safety and customer experience reasons and the general practical need to locate the fuel service canopy between the road and the main building, RaceTrac requests that the maximum front setback be increased from 75 feet to 141 feet (City of Marietta Zoning Ordinance 712.09 "Commercial Corridor Designs Overlay District – Tier B"). With this request, RaceTrac nevertheless meets the spirit and intent of the ordinance in its architecture and site design which provides the function and aesthetics as desired by the Overlay. In doing so, the hardship which results from the inability to develop this uniquely shaped tract (narrowing towards the rear of the site) is avoided and allows the store to fit within the shape and contours and stream bank buffer of the site. These circumstances are not a self-imposed hardship but one which is, in fact, due and owing to the size, shape and topography of the subject property and thus constitutes a true hardship.



January 21, 2020

Page 2

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As it relates to the sign request, RaceTrac has built dozens of new stores in the past year and they use a standard sign package for all of their stores. This store will be appropriately positioned at the intersection of Powder Springs and Sandtown Roads, providing a fuel and food outlet for this side of Powder Springs Road; and additionally, will reduce the need for left-turns and “u” turn movements, promoting safer traffic patterns. To most effectively achieve these goals, RaceTrac is also requesting a variance to increase the allowable sign-face from ninety (90) square feet (based on advertising area) to one hundred (100) square feet.

For all the reasons stated herein above and with all of the information and documentation which is before you, we respectfully request that the Variance Application be approved. Of course, during the pendency of the Application, I will be providing you and your staff with any necessary additional information, documentation and stipulations in order to facilitate the approval of this Application. In the interim, please do not hesitate to contact me should you have any questions whatsoever regarding these matters.

Sincerely,

SAMS, LARKIN & HUFF, LLP

A handwritten signature in black ink, appearing to be 'A. Rozen', written over the printed name and email address.

Adam J. Rozen

[arozen@samslarkinhuff.com](mailto:arozen@samslarkinhuff.com)

Parks F. Huff

[phuff@samslarkinhuff.com](mailto:phuff@samslarkinhuff.com)

AJR/lkj

**TO: Marietta Daily Journal**

**FROM: City of Marietta**

**RUN AD DATE: February 21<sup>st</sup>, 2020**

**CITY OF MARIETTA  
PUBLIC NOTICE OF VARIANCES**

The City of Marietta hereby gives notice that a public hearing will be held to give consideration to the following variance requests at the City Council meeting held on **Wednesday, March 11<sup>th</sup>, 2020, 7:00 p.m.**, City Hall, for a final decision to be made.

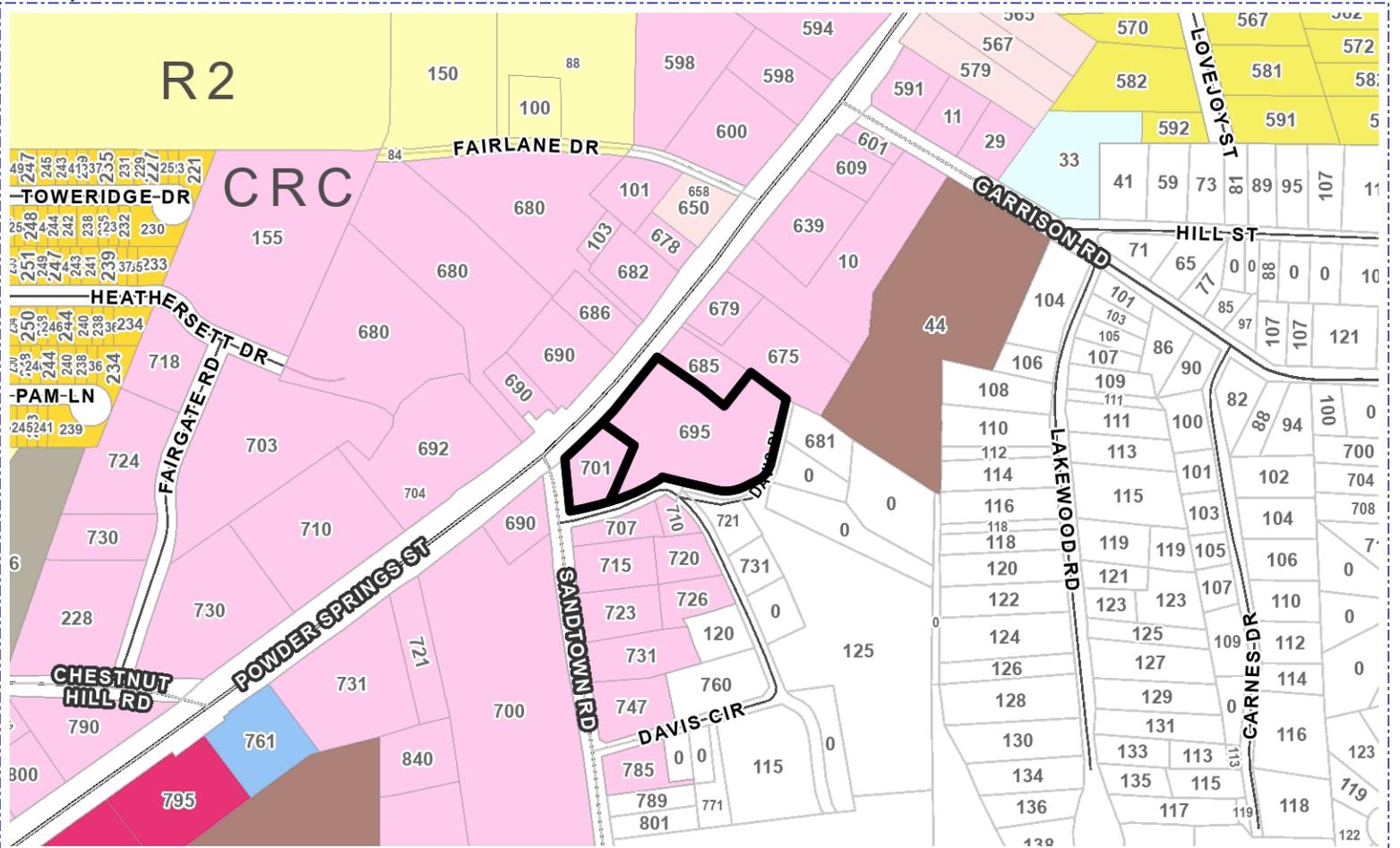
**V2020-11 [VARIANCE] RACETRAC PETROLEUM, INC** is requesting variances for property located in Land Lot 214, District 17, Parcels 0710 & 0220, 2<sup>nd</sup> Section of Cobb County, Marietta, Georgia and being known as 695 Powder Springs Street and 701 Sandtown Road. Variance to waive the 75-foot maximum front yard setback from any public street; variance to increase the sign face area for a monument sign on a collector road from 50 sq. ft. to 100 sq. ft.; variance to increase the sign face area for a monument sign on an arterial road from 90 sq. ft. to 100 sq. ft.; variance to increase the sign height for a monument sign on a collector road from 10 feet to 15 feet; variance to allow the digital sign area to exceed 50% of the total sign face; variance to allow digital signs within 200 feet of residential property. Ward 1A.

A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto. You may also review the property file at [www.marietta.gov](http://www.marietta.gov) and enter the case # in the search box.

For additional information please call the Planning and Zoning Office (770) 794-5669.

**Accessibility to Meetings:** If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call the ADA Coordinator at 770-794-5558 no later than 48 hours before the date of the above meeting.

City of Marietta  
205 Lawrence Street  
Marietta, Georgia 30060

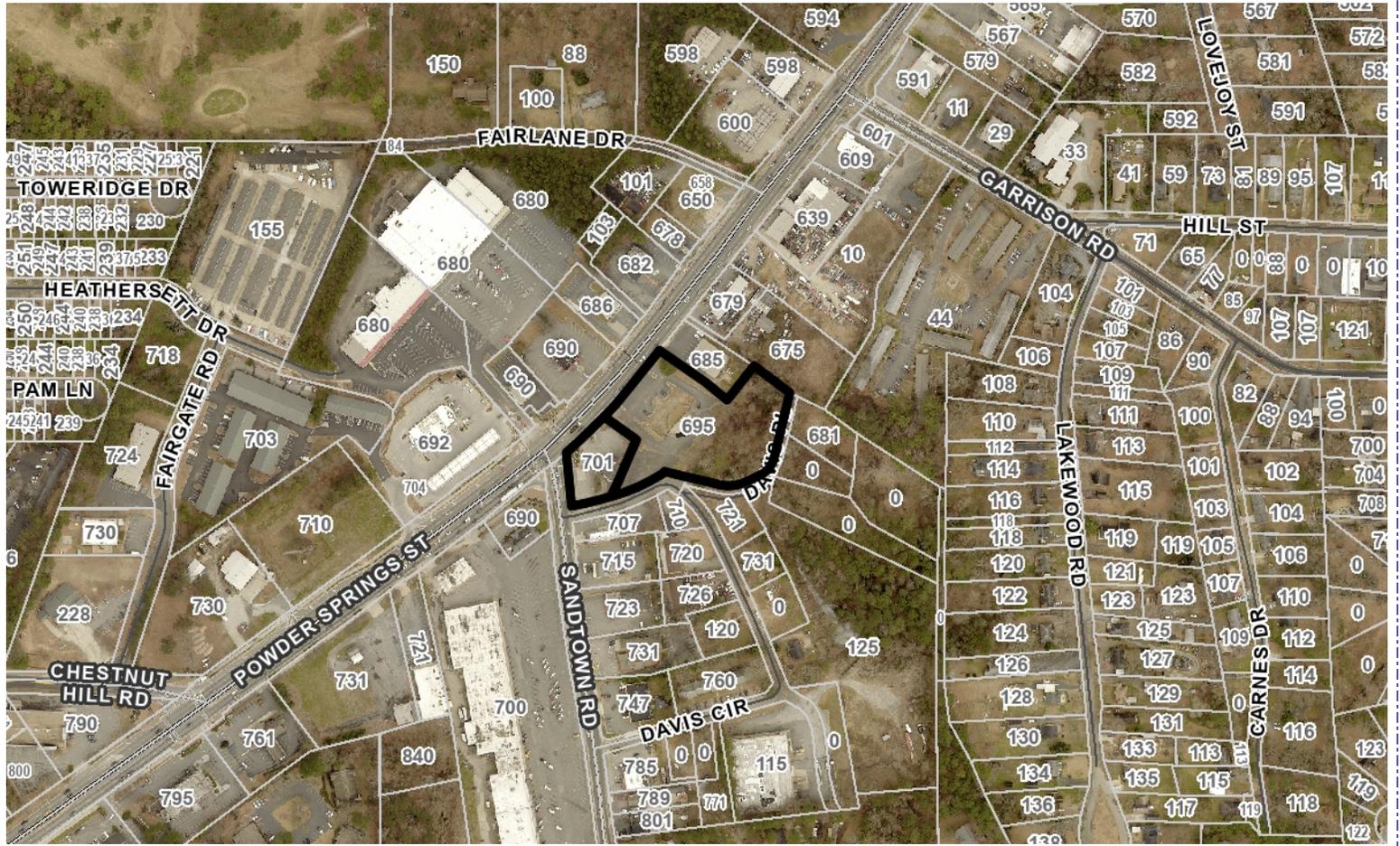


Address	Parcel Number	Acreage	Ward	Zoning	FLU
701 SANDTOWN RD	17021400220	0.516	1A	CRC	CAC
695 POWDER SPRINGS ST	17021400710	2.173	1A	CRC	CAC

Property Owner:	Various on file
Applicant:	RaceTrac Petroleum
City Council Hearing Date:	03/11/2020
Acquisition Date:	
Case Number:	V2020-11

**Zoning Symbols**

- Railroads
- City Limits
- Cobb County Pockets
- NA
- R1 - Single Family Residential (1 unit/acre)
- R2 - Single Family Residential (2 units/acre)
- R3 - Single Family Residential (3 units/acre)
- R4 - Single Family Residential (4 units/acre)
- RA4 - Single Family Residential - Attached
- RA6 - Single Family Residential - Attached
- RA8 - Single Family Residential - Attached
- MHP - Mobile Home Park
- PRD-SF - Planned Residential Dev. Single Family
- RM8 - Multi Family Residential (8 units/acre)
- RM10 - Multi Family Residential (10 units/acre)
- RM12 - Multi Family Residential (12 units/acre)
- RHR - Residential High Rise
- PRD-MF - Planned Residential Dev Multi Family
- NRC - Neighborhood Retail Commercial
- CRC - Community Retail Commercial
- RRC - Regional Retail Commercial
- PCD - Planned Commercial Development
- LI - Light Industrial
- HI - Heavy Industrial
- PID - Planned Industrial Development
- MXD - Mixed Use Development
- CBD - Central Business District
- OIT - Office Institutional Transitional
- LRO - Low Rise Office
- OI - Office Institutional
- OS - Office Services
- OHR - Office High Rise



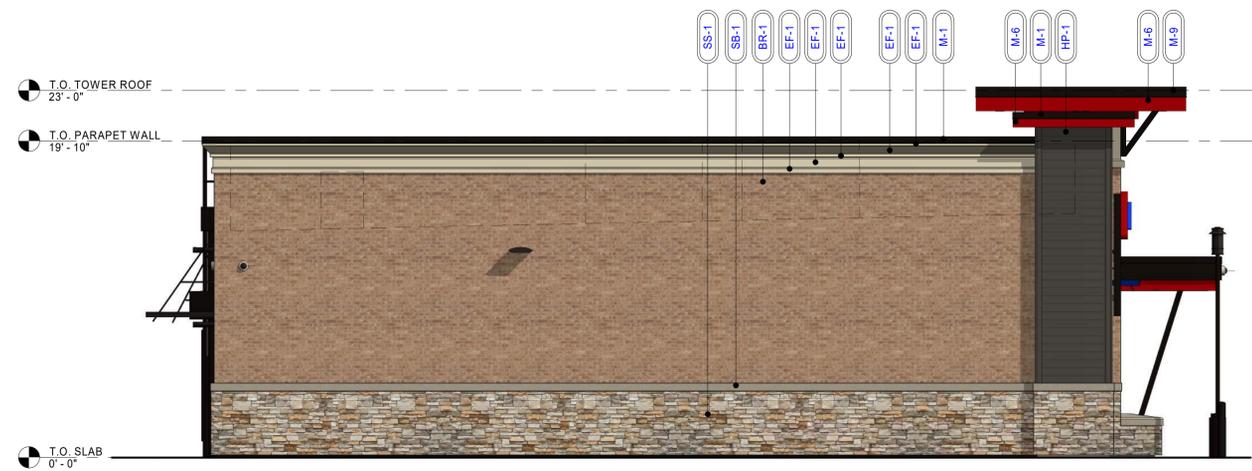
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695 POWDER SPRINGS ST	17021400710	2.173	1A	CRC	CAC

Property Owner:	Various on file
Applicant:	RaceTrac Petroleum
City Council Hearing Date:	03/11/2020
Planning Commission Hearing Date:	
BZA Hearing Date:	Case Number: V2020-11
Comments:	

**Legend**

- Railroads
- City Limits
- Cobb County Pockets

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**4 RIGHT ELEVATION**  
3/16" = 1'-0"

RIGHT ELEVATION (ENTRY) 1,200 TOTAL SF		
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	198	16%
BRICK	697	58%
EIFS	112	9%
GLAZING	62	6%
METAL	131	11%
WOOD	0	0%

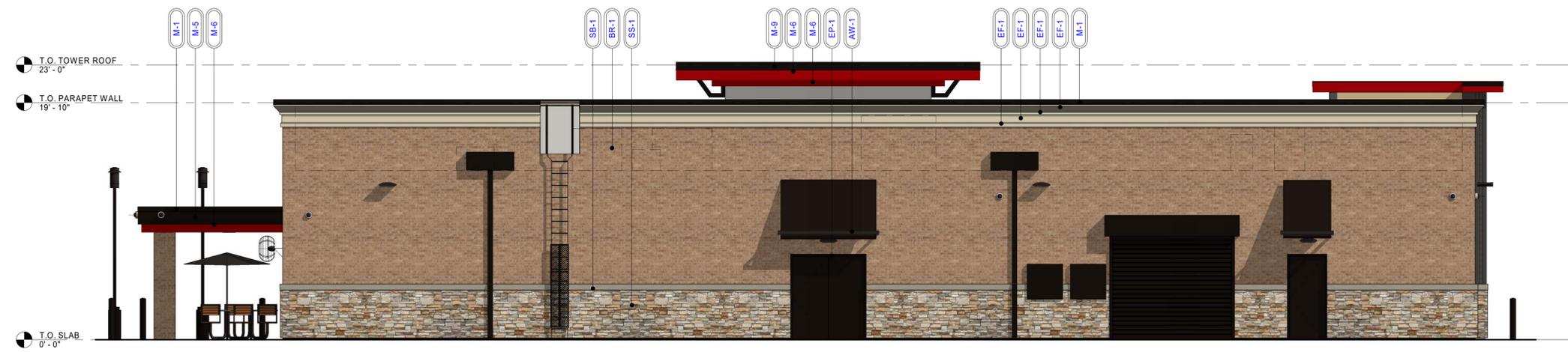
**3 LEFT ELEVATION**  
3/16" = 1'-0"

LEFT ELEVATION (NON-ENTRY) 1,203 TOTAL SF		
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	272	23%
BRICK	693	57%
EIFS	99	8%
GLAZING	0	0%
METAL	64	5%
WOOD	75	7%

ELEVATION	SIGNAGE	DIMENSIONS	AREA
FRONT	RT PARALLELOGRAM	13'-5/8" X 3'-0"	40 SF
	BANNER	7'-8" X 5'-6"	42 SF

**ISSUE/REVISION RECORD**

DATE	DESCRIPTION
02/12/20	SPB NO. 0105



**2 REAR ELEVATION**  
3/16" = 1'-0"

REAR ELEVATION 2,111 TOTAL SF		
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	374	17%
BRICK	1,204	57%
EIFS	182	9%
GLAZING	0	0%
METAL	336	16%
WOOD	15	1%

**EXTERIOR MATERIAL SCHEDULE**

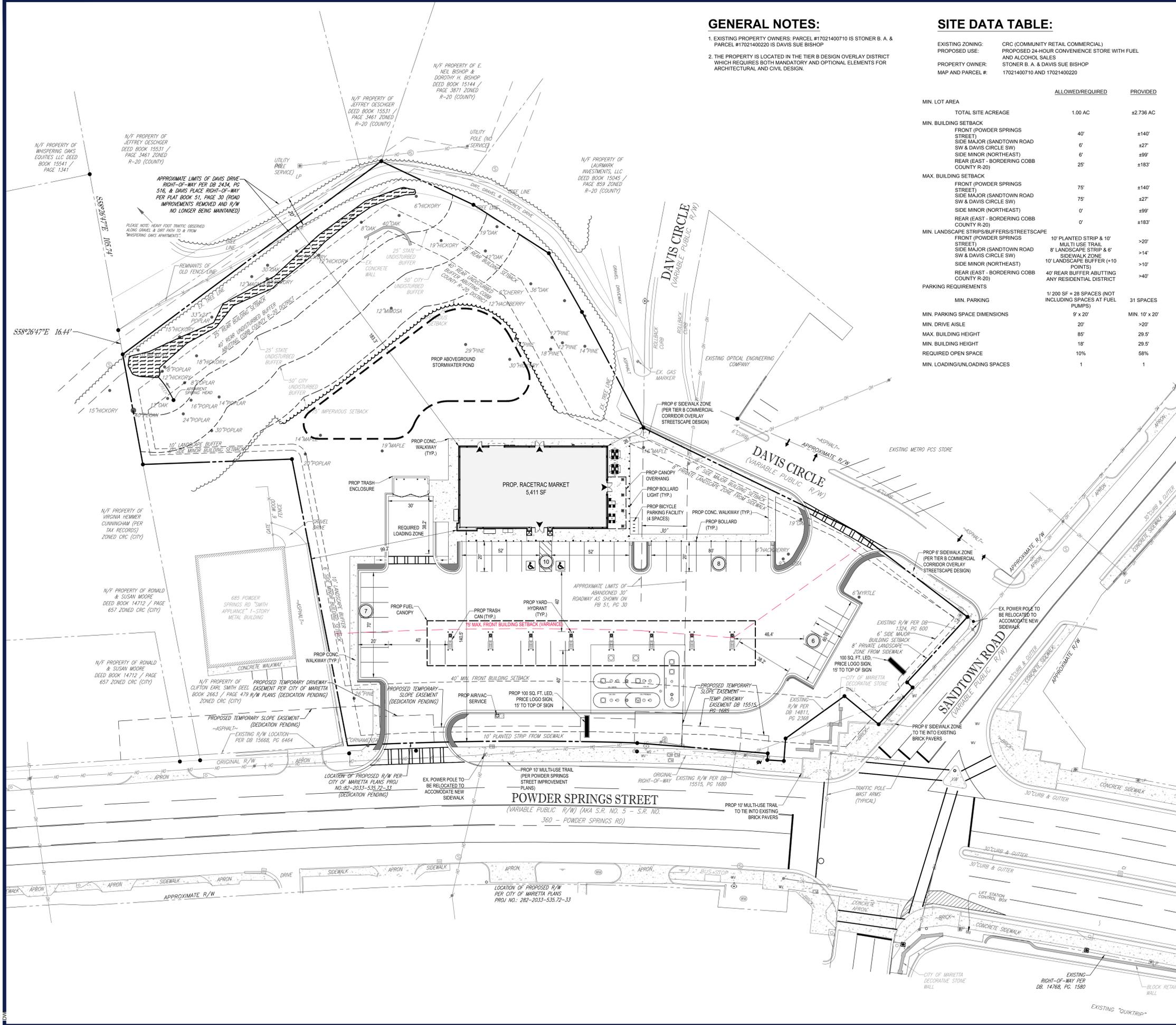
AWNING	ALUMINUM AWNING	SELECTED BY RACETRAC
BRICK	LAREDO BRICK	MORTAR COLOR "LIGHT BUFF"
CAST STONE	MATCH BORAL TUSCAN LINTEL CHAMPAGNE	COLOR 1102 NATURAL STONE; MORTAR COLOR "LIGHT BUFF". SEAL WITH (SL-5) SEALANT.
CEMENT BOARD	JAMES HARDIE ARTISAN V-GROOVE SIDING	PAINT SHERWIN WILLIAMS SEALS KIN #7675, BLIND FASTEN AND STAGGER PLANKS PER MANUFACTURER'S RECOMMENDATION
EIFS	STO	STO THERM CI
GLAZING	GL-1	1" NON-IMPACT RATED INSULATED GLAZING
	GL-2	1" NON-IMPACT RATED ACID ETCHED INSULATED GLAZING
METAL	M-1	PREFINISHED 4" 2-PIECE COMPRESSION METAL COVER
	M-2	COLOR DARK BRONZE
	M-3	VISTAWALL (OR APPROVED ALTERNATE)
	M-5	ALCOA REYNOBOND PE
	M-6	ALCOA REYNOBOND PE
	M-7	VERSATEX WPA TONGUE AND GROOVE
	M-9	PREFINISHED 8" 2-PIECE COMPRESSION METAL COVER
PAINT	EP-1	SHERWIN WILLIAMS EXTERIOR PAINT TO SW #7020 "BLACK FOX"
ROOFING	DURO	DUROLAST 50 MIL MEMBRANE ROOFING SYSTEM
STACKED STONE	SS-1	BORAL ASPEN COUNTRY LEDGESTONE
STONE BAND	SB-1	BORAL TUSCAN LINTEL CHAMPAGNE
TREX	TX-1	SELECT COMPOSITE 1/2" THICKNESS
WINDOW FILM	WF-1	WINDOW FILM, 3M PRESTIGE 70 SOLAR FILM
	WF-2	WINDOW FILM, OPAQUE

STANDARD PLAN BULLETINS (SPB) MODIFY THE PROTOTYPE SERIES SET NOTED ABOVE. THE LISTED SPB REPRESENTS THE LATEST MODIFICATION INCORPORATED TO THIS PROTOTYPE SERIES SET AT ORIGINAL RELEASE. THE ISSUE/REVISION RECORD COLUMN ABOVE LISTS ANY REVISIONS OR SPB INCORPORATED IN THIS SET AFTER THE ORIGINAL RELEASE. CONTACT RACETRAC ENGINEERING AND CONSTRUCTION FOR ANY SUBSEQUENT BULLETINS NOT INCORPORATED HEREIN.



**1 FRONT ELEVATION**  
3/16" = 1'-0"

FRONT ELEVATION 2,163 TOTAL SF		
MATERIAL	SQ. FOOT.	% OF ELEVATION
STONE	421	19%
BRICK	849	40%
EIFS	181	8%
GLAZING	331	15%
METAL	170	8%
WOOD	211	10%

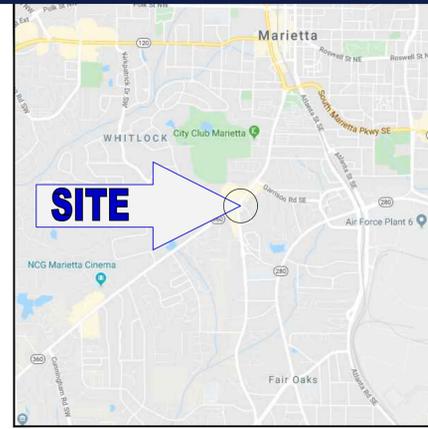


**GENERAL NOTES:**

- EXISTING PROPERTY OWNERS: PARCEL #17021400710 IS STONER B. A. & PARCEL #17021400220 IS DAVIS SUE BISHOP
- THE PROPERTY IS LOCATED IN THE TIER B DESIGN OVERLAY DISTRICT WHICH REQUIRES BOTH MANDATORY AND OPTIONAL ELEMENTS FOR ARCHITECTURAL AND CIVIL DESIGN.

**SITE DATA TABLE:**

	ALLOWED/REQUIRED	PROVIDED
EXISTING ZONING:	CRC (COMMUNITY RETAIL COMMERCIAL)	
PROPOSED USE:	PROPOSED 24-HOUR CONVENIENCE STORE WITH FUEL AND ALCOHOL SALES	
PROPERTY OWNER:	STONER B. A. & DAVIS SUE BISHOP	
MAP AND PARCEL #:	17021400710 AND 17021400220	
MIN. LOT AREA		
TOTAL SITE ACREAGE	1.00 AC	±2.736 AC
MIN. BUILDING SETBACK		
FRONT (POWDER SPRINGS STREET)	40'	±140'
SIDE MAJOR (SANDTOWN ROAD SW & DAVIS CIRCLE SW)	6'	±27'
SIDE MINOR (NORTHEAST)	6'	±99'
REAR (EAST - BORDERING COBB COUNTY R-20)	25'	±183'
MAX. BUILDING SETBACK		
FRONT (POWDER SPRINGS STREET)	75'	±140'
SIDE MAJOR (SANDTOWN ROAD SW & DAVIS CIRCLE SW)	75'	±27'
SIDE MINOR (NORTHEAST)	0'	±99'
REAR (EAST - BORDERING COBB COUNTY R-20)	0'	±183'
MIN. LANDSCAPE STRIPS/BUFFERS/STREETSCAPE		
FRONT (POWDER SPRINGS STREET)	10' PLANTED STRIP & 10' MULTI USE TRAIL	>20'
SIDE MAJOR (SANDTOWN ROAD SW & DAVIS CIRCLE SW)	8' LANDSCAPE STRIP & 6' SIDEWALK ZONE	>14'
SIDE MINOR (NORTHEAST)	10' LANDSCAPE BUFFER (+10 POINTS)	>10'
REAR (EAST - BORDERING COBB COUNTY R-20)	40' REAR BUFFER ABUTTING ANY RESIDENTIAL DISTRICT	>40'
PARKING REQUIREMENTS		
MIN. PARKING	1/200 SF = 28 SPACES (NOT INCLUDING SPACES AT FUEL PUMPS)	31 SPACES
MIN. PARKING SPACE DIMENSIONS	9' x 20'	MIN. 10' x 20'
MIN. DRIVE AISLE	20'	>20'
MAX. BUILDING HEIGHT	85'	29.5'
MIN. BUILDING HEIGHT	18'	29.5'
REQUIRED OPEN SPACE	10%	58%
MIN. LOADING/UNLOADING SPACES	1	1



LOCATION MAP

**SITE DESCRIPTION:**

701 SANDTOWN ROAD - SURVEY TRACT 1 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 214 OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, CITY OF MARIETTA, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL SET AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF SANDTOWN ROAD (VARIABLE PUBLIC RIGHT-OF-WAY) AND THE SOUTHERLY RIGHT-OF-WAY OF POWDER SPRINGS STREET (AKA POWDER SPRINGS ROAD, STATE HIGHWAY NO. 5 & 360/VARIABLE PUBLIC RIGHT-OF-WAY) THENCE CONTINUING WITH SAID SOUTHERLY RIGHT-OF-WAY OF POWDER SPRINGS STREET NORTH 81 DEGREES 16 MINUTES 01 SECONDS EAST, A DISTANCE OF 29.64 FEET TO A NAIL SET; THENCE NORTH 06 DEGREES 23 MINUTES 57 SECONDS EAST, A DISTANCE OF 48.51 FEET TO A NAIL SET; THENCE NORTH 43 DEGREES 32 MINUTES 28 SECONDS WEST, A DISTANCE OF 15.06 FEET TO A 5/8-INCH REBAR SET; THENCE NORTH 45 DEGREES 16 MINUTES 45 SECONDS EAST, A DISTANCE OF 11.12 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 44 DEGREES 08 MINUTES 56 SECONDS EAST, A DISTANCE OF 4.43 FEET TO A NAIL SET; THENCE NORTH 46 DEGREES 27 MINUTES 45 SECONDS EAST, A DISTANCE OF 87.78 FEET TO A 5/8-INCH REBAR SET; THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 44 DEGREES 28 MINUTES 07 SECONDS EAST, A DISTANCE OF 94.42 FEET TO A 1/2-INCH REBAR FOUND; THENCE SOUTH 23 DEGREES 41 MINUTES 20 SECONDS WEST, A DISTANCE OF 150.90 FEET TO A 1/2-INCH REBAR FOUND ON THE NORTHERLY RIGHT-OF-WAY OF DAVIS CIRCLE (VARIABLE PUBLIC RIGHT-OF-WAY); THENCE CONTINUING WITH SAID NORTHERLY RIGHT-OF-WAY SOUTH 79 DEGREES 16 MINUTES 30 SECONDS WEST, A DISTANCE OF 95.00 FEET TO A 5/8-INCH REBAR SET AT THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY OF DAVIS CIRCLE WITH THE EASTERLY RIGHT-OF-WAY OF SAID SANDTOWN ROAD; THENCE CONTINUING WITH SAID EASTERLY RIGHT-OF-WAY NORTH 05 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 59.52 FEET TO A NAIL SET; THENCE SOUTH 84 DEGREES 46 MINUTES 11 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A 5/8-INCH REBAR SET; THENCE NORTH 05 DEGREES 13 MINUTES 59 SECONDS WEST, A DISTANCE OF 33.48 FEET TO A NAIL SET, WHICH IS THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 0.502 ACRES.

695 POWDER SPRINGS STREET - SURVEY TRACT 2 ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 214 OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, CITY OF MARIETTA, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF SANDTOWN ROAD (VARIABLE PUBLIC RIGHT-OF-WAY) AND THE SOUTHERLY RIGHT-OF-WAY OF POWDER SPRINGS STREET (AKA POWDER SPRINGS ROAD, STATE HIGHWAY NO. 5 & 360/VARIABLE PUBLIC RIGHT-OF-WAY) THENCE CONTINUING WITH SAID SOUTHERLY RIGHT-OF-WAY OF POWDER SPRINGS STREET NORTH 81 DEGREES 16 MINUTES 01 SECONDS EAST, A DISTANCE OF 29.64 FEET TO A NAIL SET; THENCE NORTH 06 DEGREES 23 MINUTES 57 SECONDS EAST, A DISTANCE OF 48.51 FEET TO A NAIL SET; THENCE NORTH 43 DEGREES 32 MINUTES 28 SECONDS WEST, A DISTANCE OF 15.06 FEET TO A 5/8-INCH REBAR SET; THENCE NORTH 45 DEGREES 16 MINUTES 45 SECONDS EAST, A DISTANCE OF 11.12 FEET TO A 5/8-INCH REBAR SET; THENCE SOUTH 44 DEGREES 08 MINUTES 56 SECONDS EAST, A DISTANCE OF 4.43 FEET TO A NAIL SET; THENCE NORTH 46 DEGREES 27 MINUTES 45 SECONDS EAST, A DISTANCE OF 87.78 FEET TO A 5/8-INCH REBAR SET; THENCE DEPARTING SAID RIGHT-OF-WAY SOUTH 44 DEGREES 28 MINUTES 07 SECONDS EAST, A DISTANCE OF 94.42 FEET TO A 1/2-INCH REBAR FOUND; THENCE SOUTH 23 DEGREES 41 MINUTES 20 SECONDS WEST, A DISTANCE OF 150.90 FEET TO A 1/2-INCH REBAR FOUND ON THE NORTHERLY RIGHT-OF-WAY OF DAVIS CIRCLE (VARIABLE PUBLIC RIGHT-OF-WAY); THENCE CONTINUING WITH SAID NORTHERLY RIGHT-OF-WAY SOUTH 79 DEGREES 16 MINUTES 30 SECONDS WEST, A DISTANCE OF 95.00 FEET TO A 5/8-INCH REBAR SET AT THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY OF DAVIS CIRCLE WITH THE EASTERLY RIGHT-OF-WAY OF SAID SANDTOWN ROAD; THENCE CONTINUING WITH SAID EASTERLY RIGHT-OF-WAY NORTH 05 DEGREES 12 MINUTES 40 SECONDS WEST, A DISTANCE OF 59.52 FEET TO A NAIL SET; THENCE SOUTH 84 DEGREES 46 MINUTES 11 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A 5/8-INCH REBAR SET; THENCE NORTH 05 DEGREES 13 MINUTES 59 SECONDS WEST, A DISTANCE OF 33.48 FEET TO A NAIL SET, WHICH IS THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 2.234 ACRES.

**VARIANCES:**

- A VARIANCE TO INCREASE THE MAX. BUILDING SETBACK TO 141' IN LIEU OF THE 75' MAX. BUILDING SETBACK ALONG ANY PUBLIC STREET FROM CITY OF MARIETTA ZONING ORDINANCE SECTION 12.09 (COMMERCIAL CORRIDOR DESIGN OVERLAY DISTRICT - TIER B)

**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY

**811**  
 Know what's below.  
 Call before you dig.  
 ALWAYS CALL 811  
 It's fast. It's free. It's the law.

**FOR CONCEPT PURPOSES ONLY**

PROJECT NO.: GA191105  
 DRAWN BY: DW  
 CHECKED BY: GL  
 DATE: 01/14/2020  
 CAD ID.: VSP-0

**VARIANCE SITE PLAN**

FOR

**RaceTrac**

LOCATION OF SITE  
 695 POWDER SPRINGS STREET  
 MARIETTA, GA 30064  
 COBB COUNTY

**BOHLER**  
 211 PERIMETER CENTER PKWY NE, SUITE 425  
 ATLANTA, GEORGIA 30346  
 Phone: (678) 695-6800  
 GA@BohlerEng.com

REGISTERED PROFESSIONAL ENGINEER  
 No. PE044016  
 GEORGE LEE

SHEET TITLE:  
**VARIANCE SITE PLAN**  
 SHEET NUMBER:  
**1 of 1**  
 ORG. DATE - 01/14/2020

H:\2019\GA191105\DRAWINGS\EXHIBITS\2020\01\21\_VARIANCE SITE PLAN\GA191105 - VARIANCE SITE PLAN - LAYOUT - CONCEPT