

Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2045)

BOC Hearing Date Requested: February 19, 2008

Applicant: CAH Holdings, LLC Phone #: see below
(applicant's name printed)

Address: see below E-Mail: see below

James M. Ney, Esq. Address: Holt Ney Zatcoff & Wasserman, LLP
100 Galleria Parkway, Suite 600, Atlanta, GA 30339
(representative's name, printed)

James M. Ney Phone #: 770-956-9600 E-Mail: jney@hnzw.com
(representative's signature)



Signed, sealed and delivered in presence of:
Julie A. Powell My commission expires: _____
Notary Public

Commission District: 4 Zoning Case: Z-74-95

Date of Zoning Decision: July 18, 1995 Original Date of Hearing: same

Location: 4865 Floyd Road, Mableton, Cobb County, Georgia
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 31 and 42 District(s): 17th, 2nd Section

State specifically the need or reason(s) for Other Business: To seek a site plan
modification to allow an Autobell Car Wash, as more specifically described in the
attached letter of intent.

(List or attach additional information if needed)

HOLT NEY ZATCOFF & WASSERMAN, LLP

ATTORNEYS AT LAW

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January 15, 2008

BY HAND DELIVERY

Mr. Mark Danneman
Division Manager of Zoning
Cobb County Community Development,
Zoning Division
191 Lawrence Street, Suite 3000
Marietta, Georgia 30090-9674

Re: Application for "Other Business" Cobb County, Georgia (the "***Application***") by CAH Holdings, LLC ("***Applicant***") with respect to 4865 Floyd Road, Mableton, Cobb County, Georgia (the "***Property***")

Dear Mark:

Please accept this letter of intent in connection with and in support for the referenced Application. Specifically, we submit the Application for purposes of obtaining a site plan modification to allow an Autobell Car Wash facility on the Property, and Applicant respectfully requests the approval of the Application.

The Property

The Property is located on Floyd Road just north of its intersection with Nickajack Road. The Property is an outparcel of the Kroger shopping center, and is situated just across a shopping center entrance drive from a Blockbuster Video Store. Currently, the Property is improved with a one-story brick building that previously housed a "Global Dollar" discount retail store. The store on the Property has been vacant and closed for approximately six months. A copy of the existing site plan or as-built survey for the Property is attached hereto and made a part hereof as Exhibit A.

The Property is zoned NRC-C pursuant to Z-75-1995. When it was rezoned in 1995, the Property was part of a larger approximately 12.5 acre tract that was rezoned from OI and R-15 to NRC-C. One of the applicable zoning conditions requires that "site plans for outparcel sites to be approved by the Board of Commissioners prior to permits being issued for each site." Thus,

HOLT NEY ZATCOFF & WASSERMAN, LLP

Mr. Mark Danneman
January 15, 2008
Page 2

the Property is already properly zoned; Applicant merely needs to have its site plan approved. Accordingly, this Application is to seek the Cobb County Board of Commissioners' (the "**Board's**") approval of Applicant's site plan to comply with this zoning condition.

Autobell Car Wash

Applicant intends to use the existing structure located on the Property for its primary car wash facility, with certain modifications shown on its proposed site plan attached hereto and made a part hereof as Exhibit B. Applicant's modifications of the existing improvements will transform the now-dark, vacant facility into one that is active and complimentary with the surrounding retail and commercial uses. Applicant will meet all zoning requirements of the NRC zoning district and does not require any variances or other zoning approvals for its intended use of the Property.

The Autobell car wash to be located on the Property will be a fully-staffed, full-service facility. Applicant encloses for your reference a photograph of the existing improvements on the Property, as well as an artist's rendering showing its anticipated improvements, collectively as Exhibit C attached hereto and made a part hereof. As the rendering shows, Applicant's site plan improvements are well-planned and attractive. Applicant believes that its use will be a compliment to this retail area.

Autobell has a proven track record as a private, family-owned company that was founded in 1969. Currently, Autobell has a chain of 48 full service facilities located in North Carolina, South Carolina and Virginia. Applicant anticipates hiring between 6 and 12 full-time equivalent (FTE) employees to work at the Property. Autobell employs stringent hiring guidelines and strict uniform policies. It is a drug-free workplace that pre-screens all employees and randomly tests all personnel.

Perhaps most importantly, Autobell is conscious of the vital need for water conservation given the drought conditions currently facing Cobb County. Autobell treats and filters 100% of its process water and recycles 80%. Autobell uses and properly maintains state-of-the art equipment and technology for its water reclamation and conservation. In restricted water-use situations, Autobell maintains compliance by adjusting water volume and the ratio of recycled to fresh water used in the wash process. Since 2000, Autobell has garnered seven awards for its water conservation and environmental practices.

This Application requests the Board's approval of Autobell's well planned, professionally engineered site plan. These documents call for an attractive building and significant improvements that will prove to be an excellent addition to the surrounding retail area. Some of the clear advantages of this new proposed site plan are:

HOLT NEY ZATCOFF & WASSERMAN, LLP

Mr. Mark Danneman
January 15, 2008
Page 3

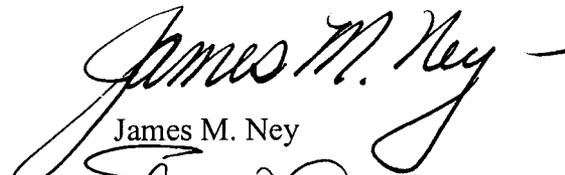
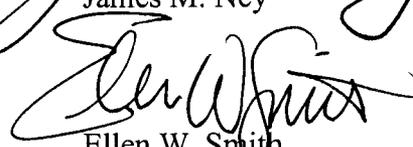
- (1) The design utilizes the existing building structure with alterations.
- (2) It transforms a vacant, dark building and reinstates the active use of the Property.
- (3) The building, improvements and use will be an attractive addition to the area and are consistent with the existing zoning and architectural standards of the retail area.
- (4) Applicant's proposed use can create 6 to 12 new FTE jobs for the area.
- (5) Traffic flow is well planned and ample stacking room is provided.

Applicant believes that the Property will be a prime location for an Autobell facility, and respectfully requests that the Board approves the Application.

Applicant is happy to answer any questions or address any concerns that the Department may have regarding the Application.

Thank you and best regards.

Sincerely,


James M. Ney

Ellen W. Smith

EWS/max
Enclosures

cc: Mr. Carl Howard
Mr. John Freudenthal
Mr. Trevor Hopkins
Mr. Brian Fratesi

