MARCH 23, 2010 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 3

ITEM #1

PURPOSE

To consider amending the site plan for Mr. Robb Mckerrow regarding Z-116 (SEMBLER CENTERS, INC.) of September 17, 1996, for property located at the southeast intersection of Sandy Plains Road and Shallowford Road in Land Lots 386, 387 and 406 of the 16th District. (Previously a portion of Z-95 (Evelyn J. Gordy-Rankin) of December 18, 1990)

BACKGROUND

The subject property is zoned CRC subject to numerous conditions/stipulations which have been adhered to throughout the completion of this project. On October 20, 2009, the Board of Commissioners approved a site plan amendment which allowed renovation of the existing Hollywood Video into a dentist office and a restaurant. The approved site plan is attached. This request seeks to amend that site plan for the restaurant portion to allow more outdoor/patio seating, an area for additional enclosed restaurant space and a larger refrigeration unit. A proposed site plan and exterior elevation of the revised restaurant is attached. The previous renovation had been approved by the ACC but the new outdoor seating area and enlarged refrigeration unit will have to be resubmitted for approval. The parking is presently adequate for the proposed uses. The Other Business application is attached.

FUNDING

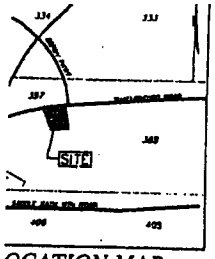
N/A

RECOMMENDATION

The Board of Commissioners consider the request to amend the site plan as requested subject to final approval of the architectural elevation by the ACC and District Commissioner, restaurant use to follow Code requirements regarding alcohol beverage permitting and if approved, all other previously approved conditions/stipulations should remain in effect.

ATTACHMENTS

Approved Site Plan
Proposed Site plan
Exterior Elevation
Other Business Application



OCATION MAP

ASSURANCES OF COMPLIANCE WITH AMERICAN WITH DISABILITIES ACT (A.D.A.) ARE THE RESPONSIBILITY OF THE OWNER/ DEVELOPER. COBB COUNTY ACCEPTS NO RESPONSIBILITY FOR SAID ACT, EXCEPT FOR NOTIFICATION OF THIS REQUIREMENT.

NOTE: SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS. ANY BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY AND SHOULD NOT BE USED TO LAYOUT THE BUILDING OR ITS APPURTENANCES (STAIRS, DOORS, DOCKS ETC...)

N/F PROPERTY OF TARGET CORPORATION DEED BOOK 10107 / PAGE 331

N/F PROPERTY OF TARGET CORPORATION DEED BOOK 10107 / PAGE 331

N/F PROPERTY OF TARGET CORPORATION DEED BOOK 10107 / PAGE 331

N/F PROPERTY OF SEMBLER FAMILY PARTNERSHIP #13, LTD. DEED BOOK 10107 / PAGE 331

PROPOSED ATLANTA CENTER FOR SEDATION DENTISTRY EX. F.F.E. = 1184.08

PROPOSED RESTAURANT EX. F.F.E. = 1184.08

NEW CONCRETE PATIO SLAB

24" CURB & GUTTER

EX. MOVE REMOVE SIGN POST, TO BE REMOVED

NEW CONCRETE PAD & DUMPSTER SET ARCHITECTURAL SHEET FOR LOCATIONS DETAILS

EXISTING DUMPSTER PAD

NEW CAN COOLER ENCLOSURE

NEW BIKE BOLLARD

GRAVE SITES

CEMETERY

CONC WALL & GRAVES SITES

SHALLOWFORD ROAD (VARIABLE R/W)

WINTER WOOD COURT

N89°53'34"E 96.10'

N67°30'19"E 115.79'

POD

LEGEND

EXISTING EDGE OF PAVEMENT

EXISTING CURB & GUTTER

EXISTING BUILDING

PROPOSED CONCRETE CURB & GUTTER

PROPOSED BUILDING

PROPERTY LINES

SITE PLAN

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

Haines Gipson & Associates
CONSULTING ENGINEERS
1900 NORTH BRIGHTON SUITE 100 LAWRENCEVILLE, GA
PHONE: FAX:

GEORGIA REGISTERED PROFESSIONAL ENGINEER
DEL CLAY LEWIS

PEACOCK ARCHITECTS
2000 RIVEREDGE PARKWAY
SUITE 700
ATLANTA, GEORGIA 30328
(404) 214-5200 PHONE

ATLANTA CENTER FOR SEDATION DENTISTRY
3453 SHALLOWFORD ROAD, SUITE A
MARETTA, GEORGIA 30062

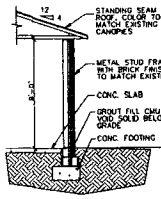
NO	BY	DATE	DESCRIPTION
-	BAF	09/02/09	COMMENTS FOR OWNER

DRAWN BY BAF
CHECKED BY BCA
DATE 08/03/09
SHEET TITLE SITE PLAN
SHEET NUMBER C-1

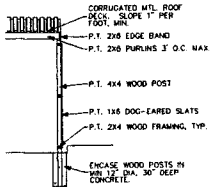
PAGE 25 OF 25

Min. Bk. 59 Petition No. OB5
Doc. Type site plan
Meeting Date 10/20/09

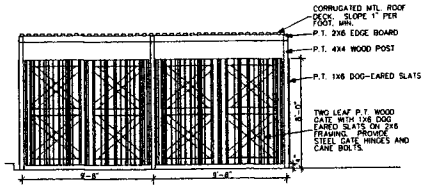
11
below.
efore you dig.



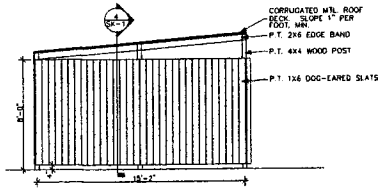
5 SK-1 WALL SECTION
SCALE: 1/4" = 1'-0"



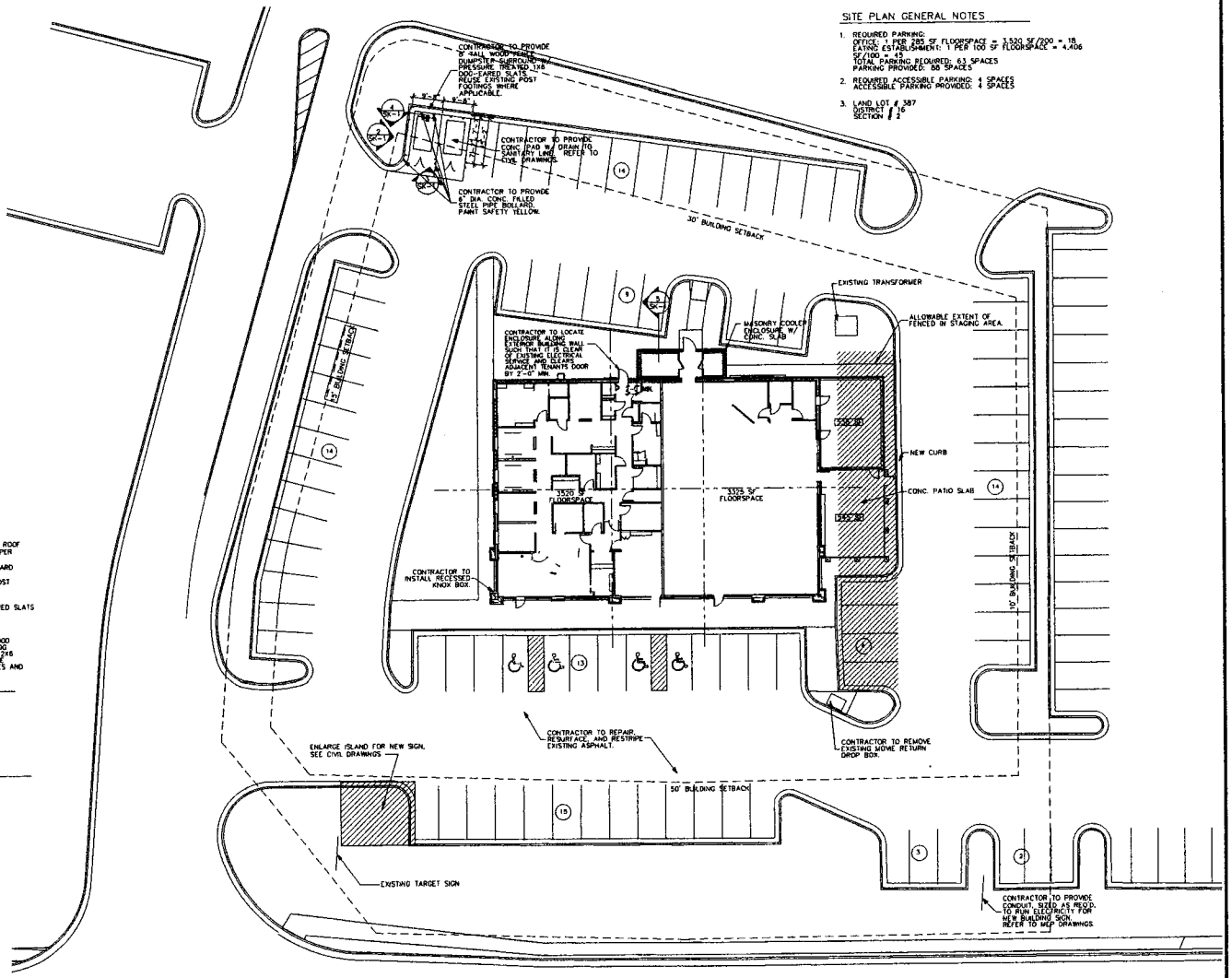
4 SK-1 WALL SECTION
SCALE: 1/4" = 1'-0"



3 SK-1 DUMPSTER ELEVATION
SCALE: 1/4" = 1'-0"



2 SK-1 DUMPSTER ELEVATION
SCALE: 1/4" = 1'-0"



1 SK-1 SITE PLAN
SCALE: 1/16" = 1'-0"

SITE PLAN GENERAL NOTES

1. REQUIRED PARKING:
   OFFICE: 1 PER 285 SF FLOORSPACE = 3,520 SF/200 = 18
   EATING ESTABLISHMENT: 1 PER 100 SF FLOORSPACE = 4,406 SF/100 = 44
   TOTAL PARKING REQUIRED: 63 SPACES
   PARKING PROVIDED: 88 SPACES
2. REQUIRED ACCESSIBLE PARKING: 4 SPACES
   ACCESSIBLE PARKING PROVIDED: 4 SPACES
3. LAND LOT # 387
   DISTRICT # 16
   SECTION # 2

ARC LINE studio

945 WILDE RUN COURT
ROSWELL, GEORGIA 30075
404-386-7140
www.arclinestudio.com
info@arclinestudio.com

PROPOSED RESTAURANT

3052 SHALLOWFORD RD
MARIETTA, GA

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Revisions

1/8/10	ZONING REVIEW

Date	Job No.
1/8/10	09-153.06

STATE OF GEORGIA
ROBERT ZAPPULLA
ARCHITECT NO. RA011722
REGISTERED ARCHITECT

ROBERT A. ZAPPULLA, AIA
GA LIC. NO. RA011722
NJ LIC. NO. 15092
PA LIC. NO. RA402864

Sheet Title

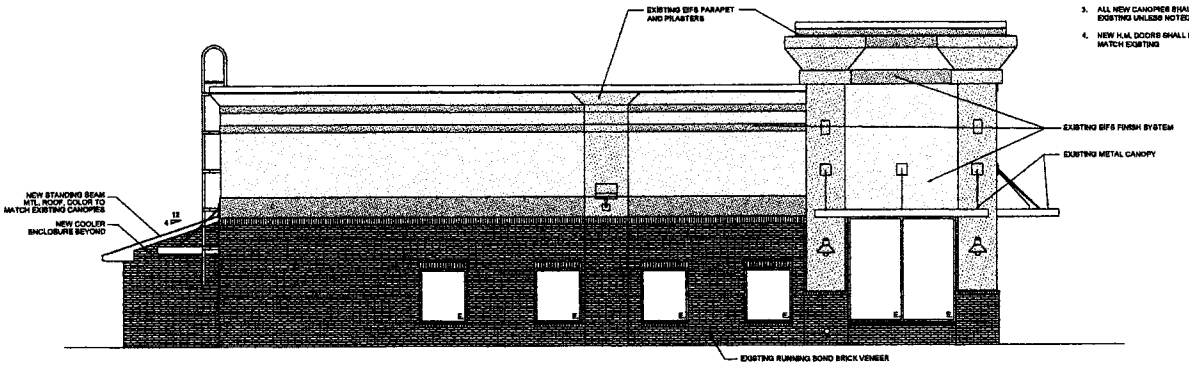
ARCHITECTURAL SITE PLAN

Sheet No.

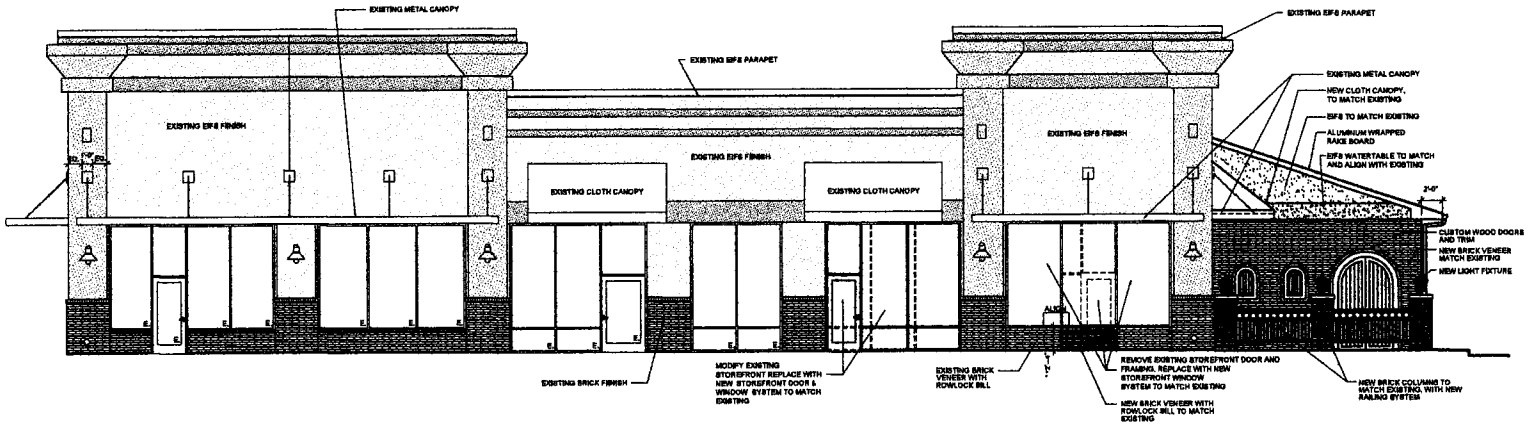
SK-1

EXTERIOR FINISH NOTES

1. CONTRACTOR SHALL VERIFY AND MATCH NEW EIFS, BRICK AND METAL FINISHES TO THAT WHICH IS EXISTING (VIF)
2. ALL NEW STOREFRONT GLAZING, DOORS AND WINDOW FRAMES SHALL MATCH AND ALIGN WITH EXISTING UNLESS NOTED OTHERWISE
3. ALL NEW CANOPIES SHALL MATCH EXISTING UNLESS NOTED OTHERWISE
4. NEW H.M. DOORS SHALL BE PAINTED TO MATCH EXISTING



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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PROPOSED RESTAURANT

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MARIETTA, GA

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Revisions

1/8/10	ZONING REVIEW

Date	Job No.
1/8/10	09-153.00

STATE OF GEORGIA
ROBERT A. ZAPPULLA
CERTIFICATE NO. 011722
REGISTERED ARCHITECT

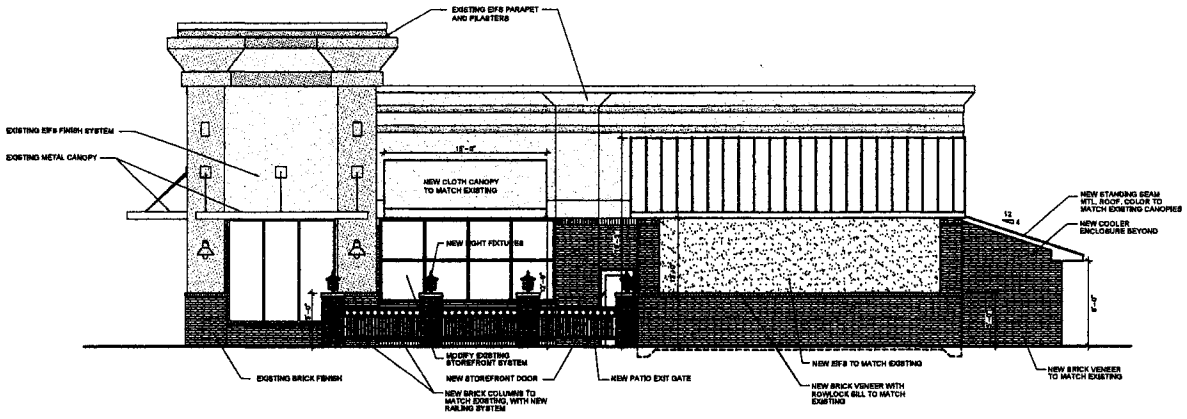
ROBERT A. ZAPPULLA, AIA
GA LIC. NO. RA011722
NJ LIC. NO. 13892
PA LIC. NO. RA402864

Sheet Title

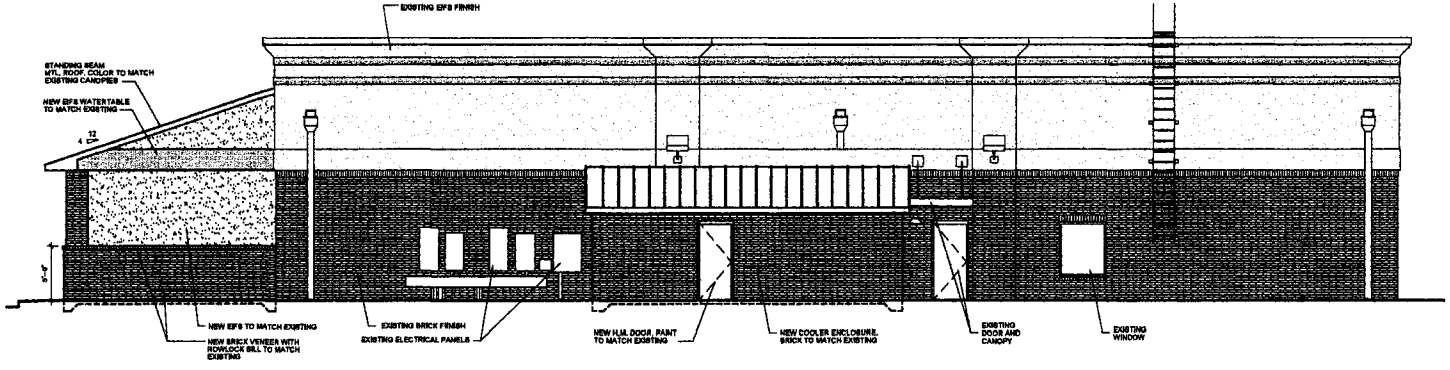
ELEVATIONS

Sheet No.

SK-2



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

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PROPOSED RESTAURANT

3052 SHALLOWFORD RD
MARIETTA, GA

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Revisions

1/8/10	ZONING REVIEW

Date	Job No.
1/8/10	09-153.00

STATE OF GEORGIA
ROBERT A. ZAPPULLA
ARCHITECT
NO. RA011722
REGISTERED ARCHITECT

ROBERT A. ZAPPULLA, AIA
GA LIC. NO. RA011722
NJ LIC. NO. 15892
PA LIC. NO. RA402864

Sheet Title

ELEVATIONS

Sheet No.

SK-3

Year 2010 Form

Application for "Other Business"
Cobb County, Georgia

(Cobb County Zoning Division – 770-528-2045) BOC Hearing Date Requested: 3-23-10 ~~3-16-10~~

Applicant: Robb McKerrow (applicant's name printed) Phone #: (404) 372-5974

Address: 10235 Crescent Ridge Dr. Roswell GA E-Mail: rdevelopment@bellsouth.net

Robb McKerrow (representative's name, printed) Address: Same as above

(representative's signature) Phone #: (404) 372-5974 E-Mail: rdevelopment@bellsouth.net

Signed, sealed and delivered in presence of:

Notary Public My commission expires: 8-31-10

DANIEL BARBORICH NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 31, 2010 COBB COUNTY, GEORGIA

Titleholder(s): CLEMANS PROPERTIES LLC Phone #: 404-786-3202

Address: 3520 MOORE GATE DR. MARIETA GA E-Mail: DRRUTH@attractivesmiles.com

Ruth H. Clemans DDS (Property owner's signature)

Signed, sealed and delivered in presence of:

Notary Public My commission expires: 8-31-10

DANIEL BARBORICH NOTARY PUBLIC MY COMMISSION EXPIRES AUGUST 31, 2010 COBB COUNTY, GEORGIA

Commission District: 2 Zoning Case: SPR-2008-00146

Date of Zoning Decision: 10-20-09 Original Date of Hearing: 10-20-09

Location: 3052 Shallowford Rd (street address, if applicable; nearest intersection, etc.)

Land Lot(s): 387 District(s): 16th

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

There have been some minor changes to the plan shape of patio, and the cooler location from the original submission on the restaurant suite - west side of the building

(List or attach additional information if needed)

REVISED October 05, 2009