

**AUGUST 19, 2014 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 3**

**ITEM OB-50**

**PURPOSE**

To consider a site plan and stipulation amendment for T.Y. LIN INTERNATIONAL regarding rezoning application Z-90 of 1994 (Sunrise Properties), for property located at the southwest intersection of Johnson Ferry Road and Waterfront Drive in Land Lot 470 of the 16<sup>th</sup> District.

**BACKGROUND**

The subject property was zoned Neighborhood Retail Commercial (NRC) in 1994 and has been developed with a McDonald’s restaurant. The owner of the McDonald’s restaurant wants to remodel and upgrade the restaurant consistent with other McDonald’s remodels in the area that includes a new interior and a new exterior. Part of the remodel includes renovating the parking lot which nets three additional parking spaces. Also, the owner will add double drive thru menu boards to make the drive thru line operate quicker. The applicant would also need to delete one zoning condition which prohibited outside speakers at the drive thru menu boards (condition #6 from the McDonald’s letter dated January 31, 1996), so they could have outside speakers at the menu boards. If approved, all other zoning stipulations not in conflict would remain in effect.

**FUNDING**

N/A

**STAFF COMMENTS**

Cobb DOT: Recommend relocating the three parking spaces shown on the site plan away from Johnson Ferry Road.

**RECOMMENDATION**

The Board of Commissioners conduct a Public Hearing and consider the proposed stipulation amendment.

**ATTACHMENTS**

Other Business Application and zoning stipulations.

Application for "Other Business"  
Cobb County, Georgia

JUL 15 2014  
OB-50

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

BOC Hearing Date Requested: 8-19-2014

Applicant: T.Y. LIN INTERNATIONAL Phone #: 678-235-3655  
(applicant's name printed)

Address: 260 PEACHTREE STREET, SUITE 900 E-Mail: teresa.curry@tylin.com

TERESA CURRY Address: ATLANTA, GA 30303  
(representative's name, printed)

[Signature] Phone #: 678-235-3624 E-Mail: teresa.curry@tylin.com  
(representative's signature)

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

My commission expires: 3/21/17

CHRISTINE M MARTINEZ  
NOTARY PUBLIC  
ROCKDALE COUNTY, GA

MY COMMISSION EXPIRES MARCH 21, 2017

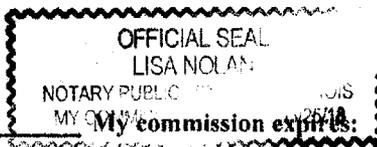
Titleholder(s): GOLDEN ARCH LP Phone #: 770-885-4134  
(property owner's name printed)

Address: one Glenview Pkwy, Ste 500, Atlanta GA E-Mail: Jacquelyn.Weber@

[Signature] gm 30328 us.mcd.com  
(Property owner's signature)

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public



My commission expires: 3/25/18

Commission District: 3 Zoning Case: Z-90 (1994)

Date of Zoning Decision: 7-19-94 Original Date of Hearing: 7-19-94

Location: 3011 JOHNSON FERRY RD.  
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 470 District(s): 16

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

MODIFICATIONS TO SITE PLAN

(List or attach additional information if needed)





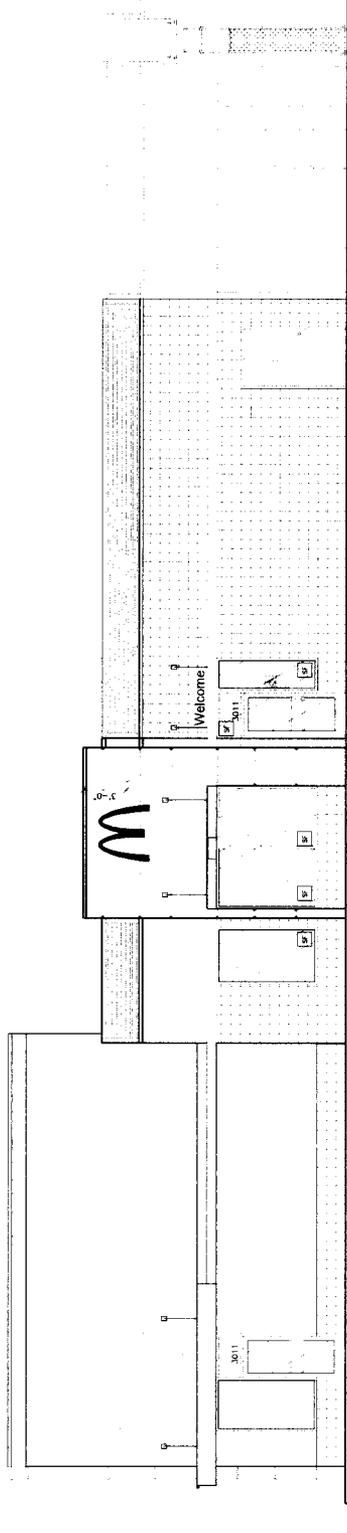
08-50 prepared

<b>PROJECT NO.</b> 459376.32		<b>DATE</b> 7/15/2014	
<b>PROJECT NAME</b> McDonald's USA, LLC		<b>CLIENT</b> McDonald's USA, LLC	
<b>PROJECT ADDRESS</b> 1011 JOHNSON FERRY RD WAREHOUSING, GA		<b>DATE ISSUED</b> 7/15/2014	
<b>PROJECT DESCRIPTION</b> MAJOR REMODEL PROGRAM SERIES 1511 (EXISTING)		<b>REVISIONS</b> 1. 8/18/1995	
<b>DESIGNED BY</b> TFL INTERNATIONAL		<b>SCALE</b> AS SHOWN	
<b>DATE</b> 7/15/2014		<b>PROJECT NO.</b> 459376.32	
<b>REV</b> 1		<b>DATE</b> 7/15/2014	
<b>DESCRIPTION</b> 1. 8/18/1995		<b>PROJECT NO.</b> 459376.32	



1 FRONT ELEVATION  
A2.0

- 1. WINDOW & SHARPET  
ELEV. + 23'-0"
- 2. WINDOW & SHARPET  
ELEV. + 17'-0"
- 3. DRIVE THRU SLIT  
ELEV. + 10'-0"
- 4. WINDOW  
ELEV. + 9'-0"
- 5. SLIT  
ELEV. + 2'-0" (17)
- 6. WINDOW  
ELEV. + 0'-0"



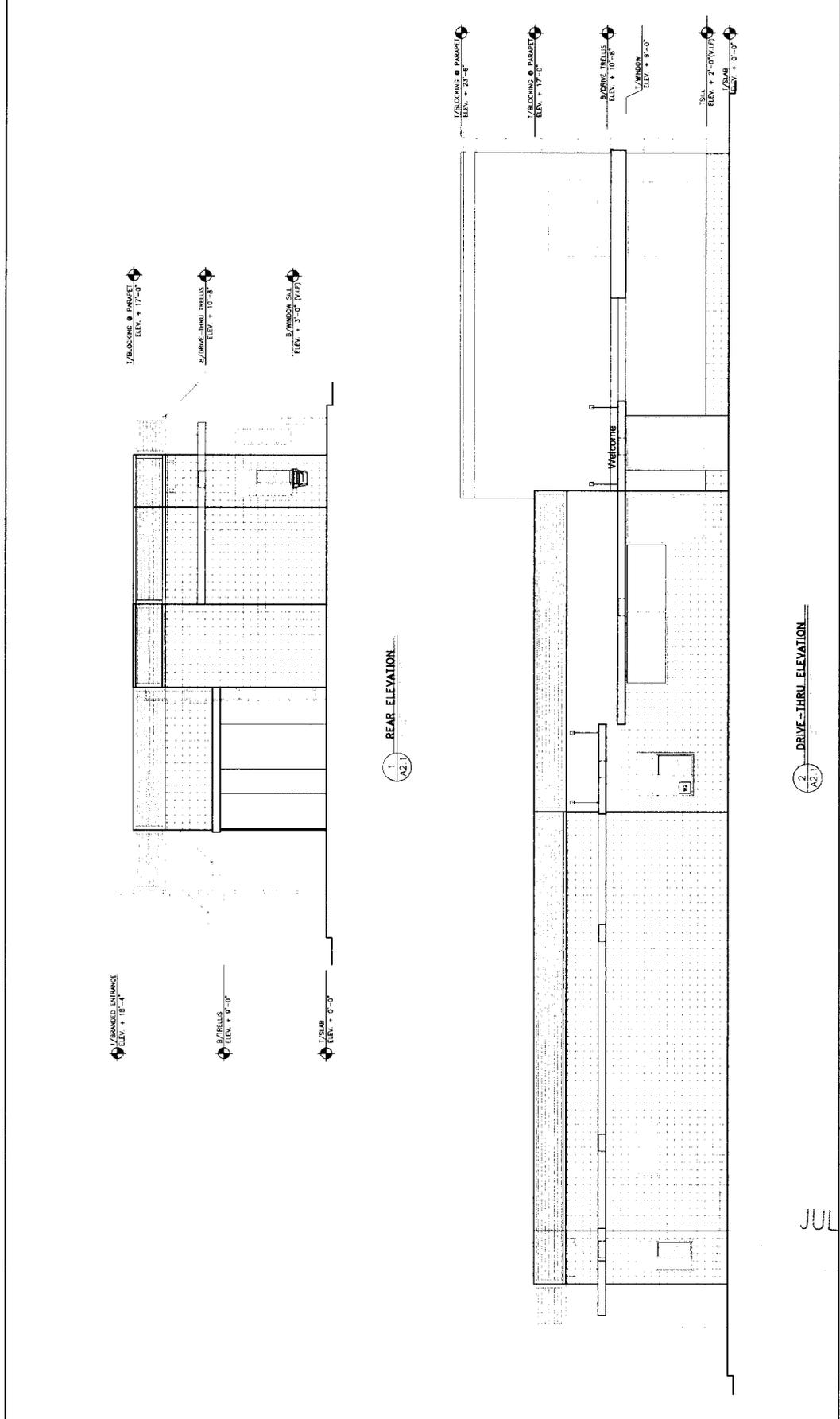
2 NON DRIVE-THRU ELEVATION  
A2.0

- 1. WINDOW & SHARPET  
ELEV. + 23'-0"
- 2. WINDOW & SHARPET  
ELEV. + 17'-0"
- 3. DRIVE THRU SLIT  
ELEV. + 10'-0"
- 4. WINDOW  
ELEV. + 9'-0"
- 5. SLIT  
ELEV. + 2'-0" (17)
- 6. WINDOW  
ELEV. + 0'-0"

JUL 15 2014

OB-50 proposed

SHEET NO. 0110-003700.0	TITLE MAJOR REMODEL PROGRAM	DATE	7/15/2014
		REVISION	
SERIES 1511 (EXISTING)	DESCRIPTION EXISTING R'EMOVAL/STUCCO ON BRK	PROJECT NO.	458376.32
		PROJECT NAME	McDonald's USA, LLC
DATE	7/15/2014	PREPARED BY	TRUNNINTERNATIONAL
REVISION		DATE	
REV	DATE	DESCRIPTION	BY



JUL 15 2014

ORIGINAL DATE OF APPLICATION: 7-19-94

APPLICANT'S NAME: SUNRISE PROPERTIES

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 7-19-94: The Board of Commissioners approved application subject to: 1) not making a finding as to ownership of the strip of property lying between the Wilkins property and subject property, the Board stipulated that a berm and landscaping (per design to comply with profile submitted) is to be installed (with no portion of berm to be located on the Wilkins property). Said berm is to run the entire length of the western property line; 2) a committee is to be formed for the purpose of reviewing landscaping, architectural design and any other "as-needed" development issues, this committee is to include at least one County Staff person (with Cobb County reserving the right to replace this person as needed); 3) site plan for proposed retail portion of development to be submitted to and approved by the Board of Commissioners; 4) owner/developer to enter into a Development Agreement pursuant to O.C.G.A. 36-71-13 for dedication of system improvements to mitigate traffic concerns; 5) driveway on Johnson Ferry Road to be designed as right-in/right-out only; 6) owner/developer is required to meet all Development Standards and Ordinances related to project improvements. Motion by Wysong, second by Cooper, carried 5-0.

See attached page.

Karen L. Hach, Deputy County Clerk  
Cobb County Board of Commissioners



PAGE 25 OF 27

APPLICATION NO. Z-90

ORIGINAL DATE OF APPLICATION: 7/94

APPLICANTS NAME: SUNRISE PROPERTIES

**THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY BOARD OF COMMISSIONERS**

OTHER BUSINESS ITEMS OF 2-20-96: For consideration of Site Plan Amendment (Z-90 of 1994 -- Sunrise Properties) for McDonald's Corporation, property is located in Land Lot 470 of the 16th District, at the southwest intersection of Johnson Ferry Road and Waterfront Drive.

Mr. Danneman, Zoning Division Manager, presented the applicant's request for site plan amendment, sign variance and Staff's request for clarification regarding the road improvements to the north side Waterfront Drive. Responding to the questions raised, the Board of Commissioners **approved** applicant's request for site plan amendment and sign variance for McDonald's Corporation (Z-90 of 1994 -- Sunrise Properties) for property located in Land Lot 470 of the 16th District, at the southwest intersection of Johnson Ferry Road and Waterfront Drive **subject to: 1) site plan submitted dated December 7, 1995, reduced copy attached and made a part hereof; 2) letter of agreement with attachments, dated January 31, 1996, copy attached and made a part hereof, and clarified** the Board's meaning regarding improvements on the "north" side of Waterfront Drive, stating that additional lane or dedication/acquisition of ROW was not required and that intent was to insure that there are 12 foot lanes with curb and gutter on both sides of Waterfront Drive at least to the point of the McDonald's entrance, with authorization for Staff to proceed with these improvements. Motion by Wysong, second by Byrne, carried 5-0.





Corporation  
5901 Peachtree-Dunwoody Road N.E.  
Suite C-500  
Atlanta, Georgia 30328-5372  
404/399-5067

COPY of letter  
+ attachments

January 31, 1996

Z-90 of 1994 (Sunrise Properties)  
OB item # 3- As referenced in  
Zoning minutes of 2-20-96.  
Ken Black

Mr. David Hong  
Vice President  
East Cobb Civic Association  
P.O. Box 72151  
Marietta, GA 30007-2151

Re: Proposed McDonald's Restaurant  
Johnson Ferry Rd. & Waterfront Dr.  
Marietta, GA

Dear David:

This letter is intended to recap and summarize the issues discussed at our various meetings and to finalize McDonald's proposal to address neighborhood concerns relating to our development.

- 1) Landscape Buffer: Attached is our final landscape plan, with a few minor revisions per our meeting with Mark Danneman. Basically, we show a 10 ft. buffer totally contained on our property, with a 3 ft. berm, a row of Leyland Cypress on top of the berm to screen our building, and Virginia Pines to the rear to screen our trash enclosure. We will also install lower growing shrubs to the front near Waterfront Drive including Elaeagnus for low screening in front of the Leyland Cypress forward of the privacy fence to be installed on the Wilken's property. We feel this plan will provide the Wilken's with some very nice landscape screening of our improvements in addition to the other items below.
- 2) Privacy Fence: We will install an 8 ft. high wood privacy fence, as shown on the attached sketch, starting at the rear corner of the Wilken's house, extending easterly to a point 4 ft. from their easterly property line and then running along their easterly property line approximately 120 ft. to their rear property line. We will also install a gate for access to their back yard.
- 3) Shutters/Windows: We will replace the two bedroom windows on the easterly end of the Wilken's house with thermapane windows to aid in sound proofing and install rolling shutters as shown on the attached sketch for light reduction at night. In response to the concern about

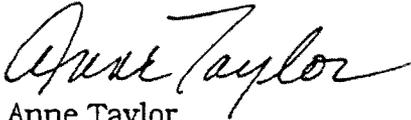
light bleeding through the louvers on the shutters, we will install solid panels on the inside of the shutters, over the louver panel for additional light reduction. We believe the combination of the thermapane windows and exterior shutters, along with the normal shades and/or curtains on the inside should provide adequate light and sound proofing.

- 4) Lot Lighting: We will use a "box" style lot lighting fixture as shown in the attached brochure which will aim the lights downward onto our property and will not project light beyond our property line. Playland lighting will be a smaller version of the same style lot lights and an underlit awning.
- 5) Signage and Exterior Colors: Our identification sign, building signage, directional signage, drive-thru boards, exterior colors and awning will be as shown in the attached renderings. We will be requesting a variance for the reader board appendage.
- 6) Drive-Thru: We will not use an outside speaker for our drive-thru, but rather will use our "face to face" ordering system.
- 7) Construction Phase: We will install the privacy fence and windows/shutters prior to commencing construction and will install the landscape berm and plant material at the beginning of our construction, as soon as we have completed our grading, to provide screening from the outset of construction. Construction work will be done during the approximate daytime hours of 7:00 a.m. to 5:00 or 6:00 p.m. We will make all reasonable attempts to reduce construction noise to the least disruptive time periods during the day.
- 8) Other Operational Items:
  - a) We will install rubber around the edge of the trash dumpster to eliminate "lid banging noise" during trash pick-up. We will limit the hours for trash pick-up to 9:00 a.m. to 5:00 p.m.
  - b) Our normal hours of operation are 6:30 a.m. to 11:00 p.m. Monday through Thursday and Midnight on Friday and Saturday. Our playland is open during our regular store hours, however, is normally used during the hours children are generally out.
  - c) We will make every reasonable effort to reduce outside noise after store closing and during our clean-up procedures. Our lot lights do not remain on all night; generally, we have one security light on inside the store and one on outside during the night.

I believe this addresses all concerns raised during our various meetings. We certainly want to be good neighbors and are making every effort, as demonstrated above, to do so.

Thank you for your time and your help during our planning process. If you have any questions, please do not hesitate to call.

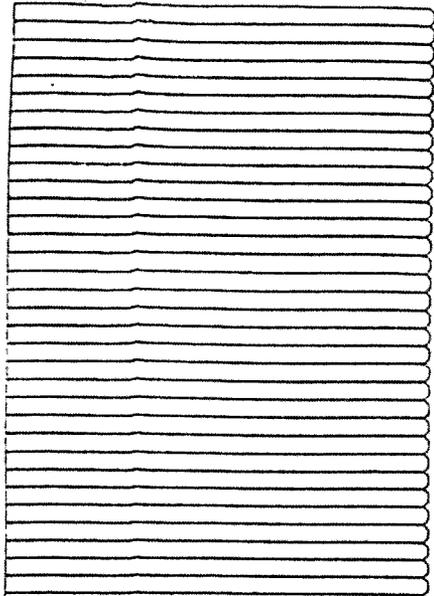
Sincerely,



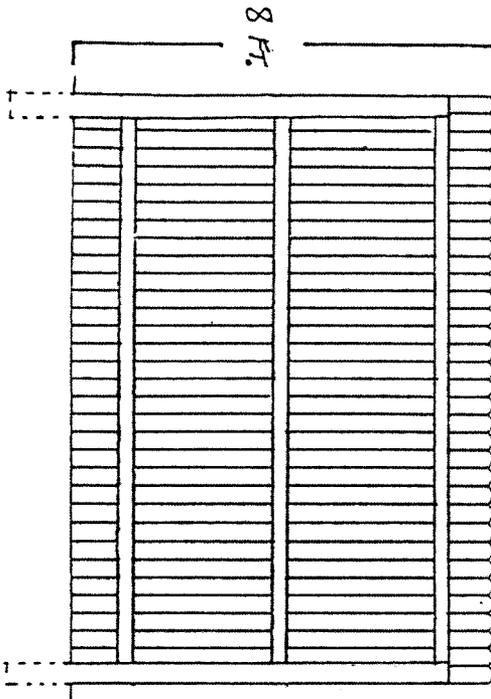
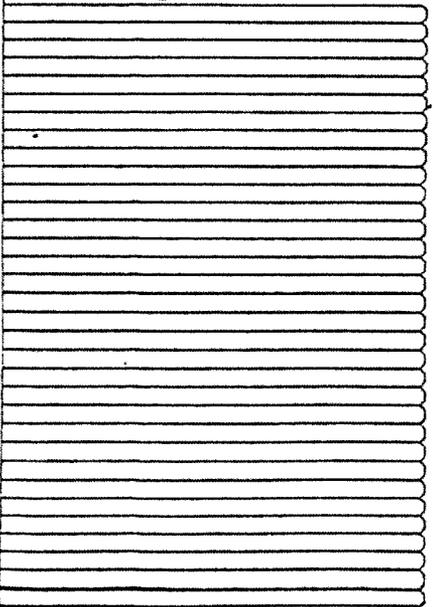
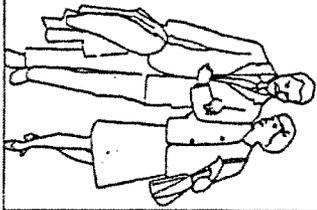
Anne Taylor  
Assistant Real Estate Manager

/at

cc: Mark Danneman  
Bob Gunter  
Don Laughran  
Becky Sharp  
Tillman Morris



FRONT



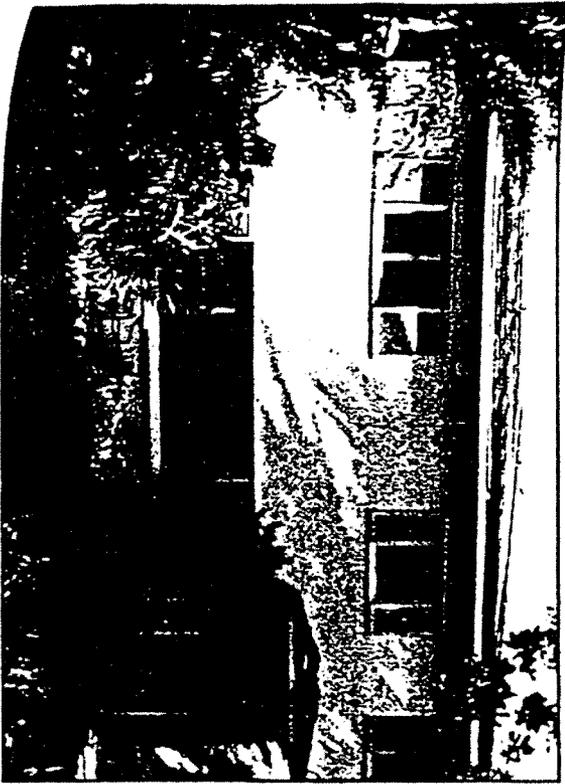
8 ft.

BACK

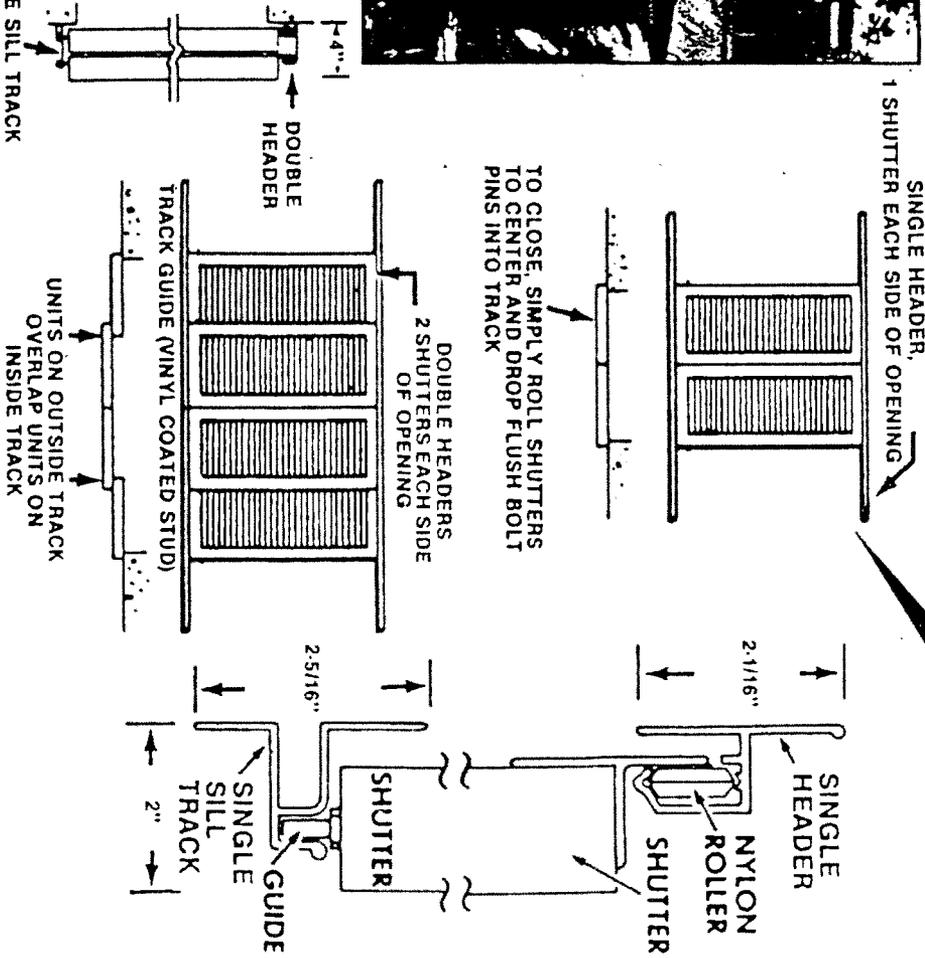
CEDRAR PICKETS  
 W/ PRESSURE TREATED  
 POSTS AND RUNDERS



# Slender SILL TRACK ROLLING SHUTTER



SLANDER all-aluminum Sill Track Rolling Shutters close simply by rolling shutters along top header and lower track to center and fasten with flush bolts. See page 3 for ISLANDER color chart.



Slender SHUTTER COMPANY, INC.  
 3511 N.W. 35th Ct., Miami, FL 33142.

(305) 633-0162

1-800-826-4530 (National Watts)

FAX # 1-305-638-8634 7



**EAST COBB CIVIC ASSOCIATION INC**

P.O. Box 72151  
Marietta, Georgia 30007-2151  
770-242-4555

2-90 continued  
ps. 6  
PAGE 12 OF

February 14, 1996

Ms. Anne Taylor  
Assistant Real Estate Manager  
McDonald's Corporation  
5901 Peachtree-Dunwoody Road N.E.  
Suite C-500  
Atlanta, GA 30328-5372

Dear Ann,

On behalf of the East Cobb Civic Association, I want to thank you for your patient efforts in reaching an amicable solution to the problems associated with siting a McDonald's restaurant next to a residence. I've spoken with the residents, John and Gwen Wilkens, and they agree to the proposal outlined in your letter of January 31, 1996.

I do not foresee any future objections from the neighborhood (Johnson Ferry Estates and Waterfront subdivisions) and wish the new franchise great success.

David Hong  
Vice President

cc: Mr. Mark Danneman, Zoning Administrator  
Mr. William Byrnes, Chairman  
Mr. William A. Cooper, Commissioner  
Mr. C. Freeman Poole, Commissioner  
Mr. Joe L. Thompson, Commissioner  
Mr. Gordon J. Wysong, Commissioner  
Mr. Samuel Olens, President, ECCA  
Mr. Tillman Morris

McDonald's

pg. 7

Donald's Corporation  
Dunwoody Road N.E.  
Suite C-500

PAGE 13 OF Atlanta, Georgia 30328-5372  
Cobb 404/399-5067  
Community Development Dept.  
ZONING DIVISION

February 6, 1996

Mr. Mark Danneman  
Cobb County Planning & Zoning  
100 Cherokee St.  
Marietta, GA 30090

Re: Proposed McDonald's Restaurant  
Johnson Ferry Rd. & Waterfront Dr.  
Marietta, GA

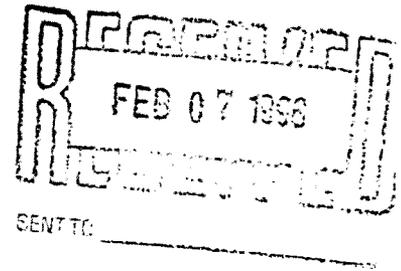
Dear Mark:

In accordance with our recent meeting, I am submitting the following revised plans for approval at the February 20th meeting:

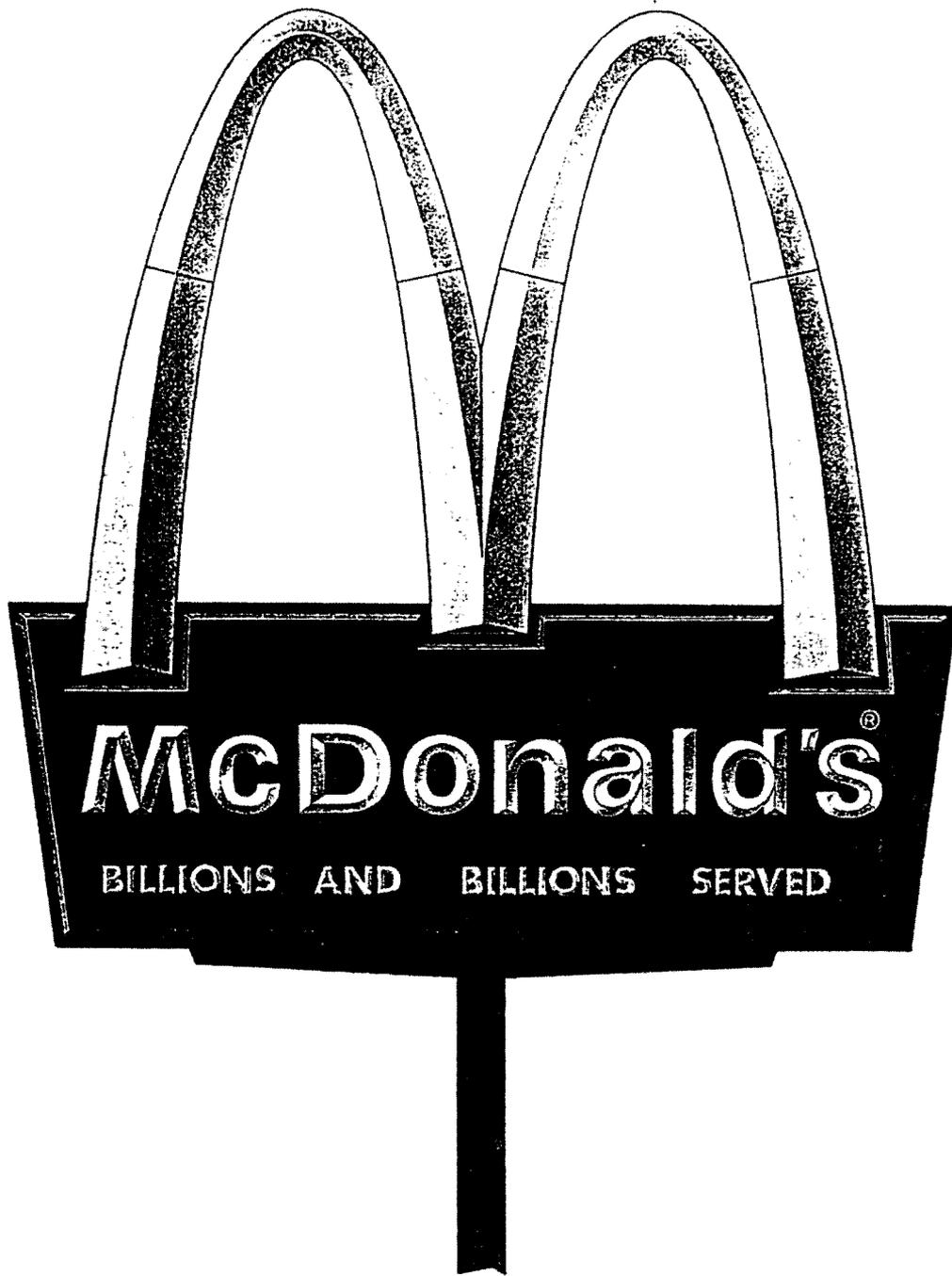
- 1) Site Plan
- 2) Grading Plan
- 3) Landscape Plan
- 4) Building Elevation Plan
- 5) Survey
- 6) Letter to David Hong with our proposal to address neighborhood concerns including sketch of fence and shutters to be installed on the Wilkens property.
- 7) Color renderings of free-standing and building signage.
- 8) Exterior building colors.

Please note, we are requesting a sign variance to allow a 24 sq. ft. reader board mounted below our identification sign, as per the enclosed rendering. It was my understanding from our meeting that we would not have to make a separate application for the variance, but could handle it along with site plan approval. If this is not correct, please let me know so that I can make the appropriate application.

If you have any questions concerning the above plans or need further information, please call. Otherwise, I will assume everything is in order for the February 20th meeting.



2-90 cent. n. web  
pg. 9



SIZE: 8' X 8' SQUARED

20' OVERALL HEIGHT



**TENCON**

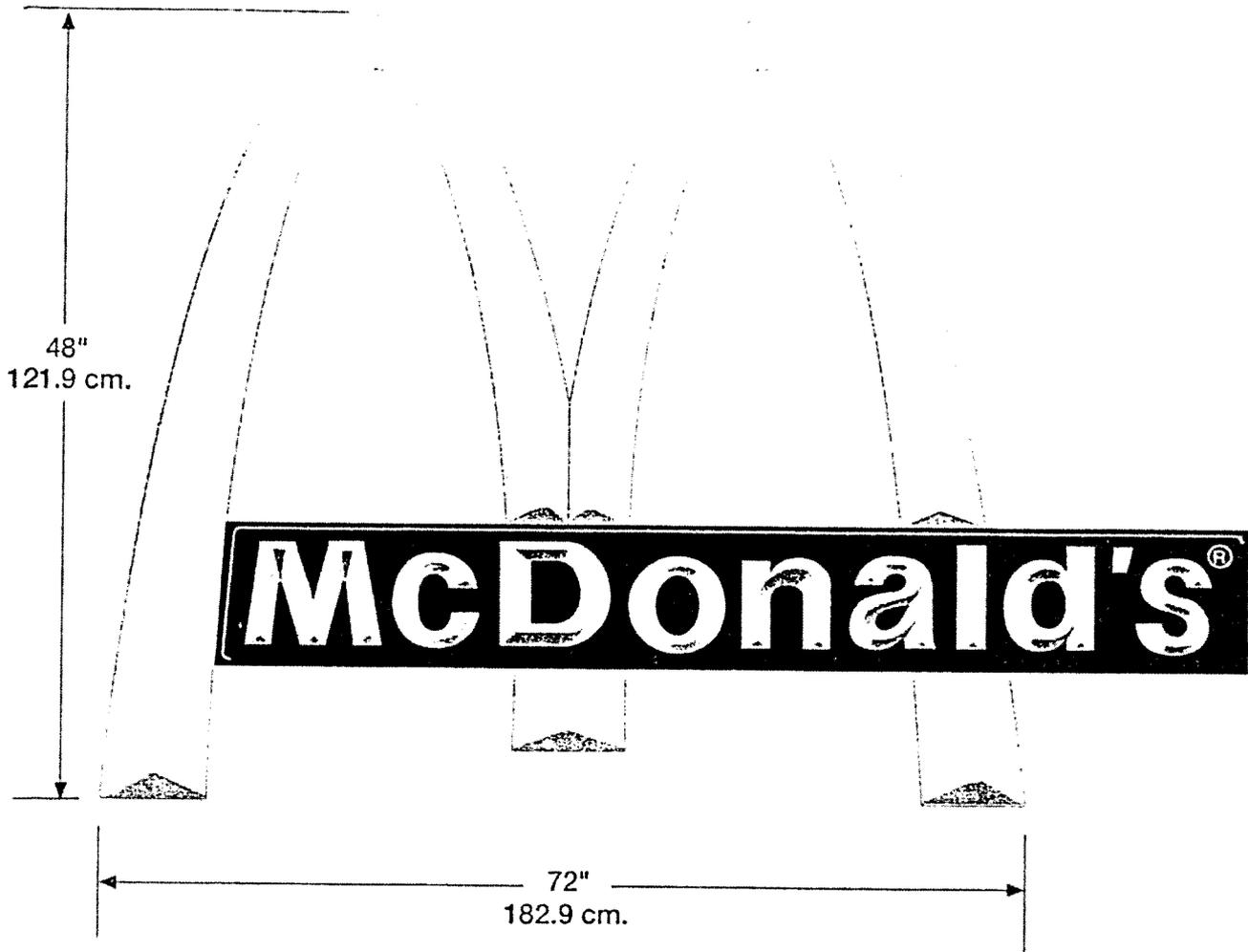
A Division of Plasti-Line, Inc.  
623 East Emory Road  
Powell, TN 37849  
FAX 615-947-8531  
800-444-7446



**Reader Board Appendage**

Square Footage	24 sq. ft.
Illumination	2 - F-96 T12 CW/HO
Electrical	2.9 Amps 120V 60Hz
Ballast	1 - Valmont #6G3959

### BUILDING WALL LOGO



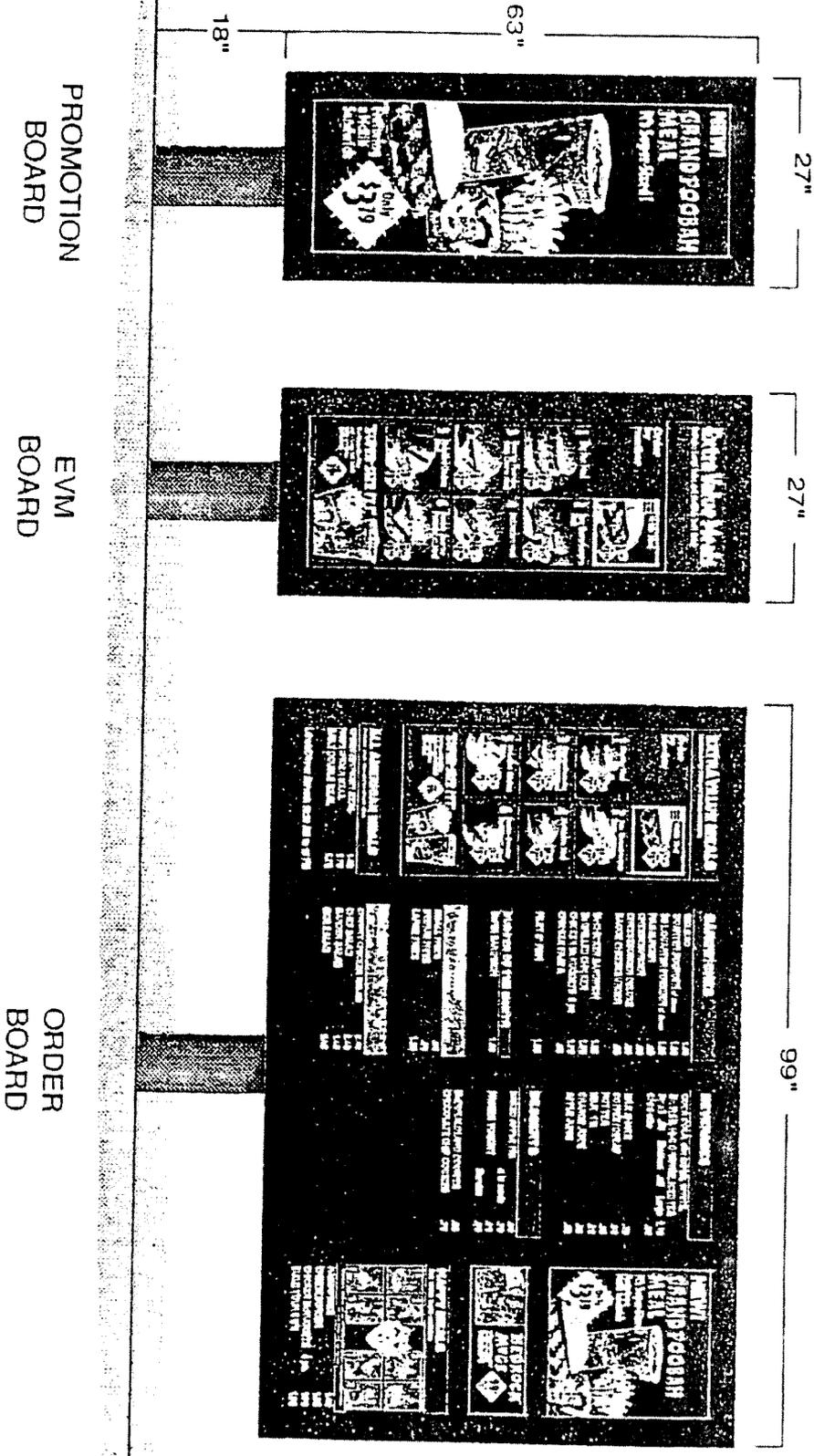
Wall Logo

Square Footage 9.22 sq. ft.

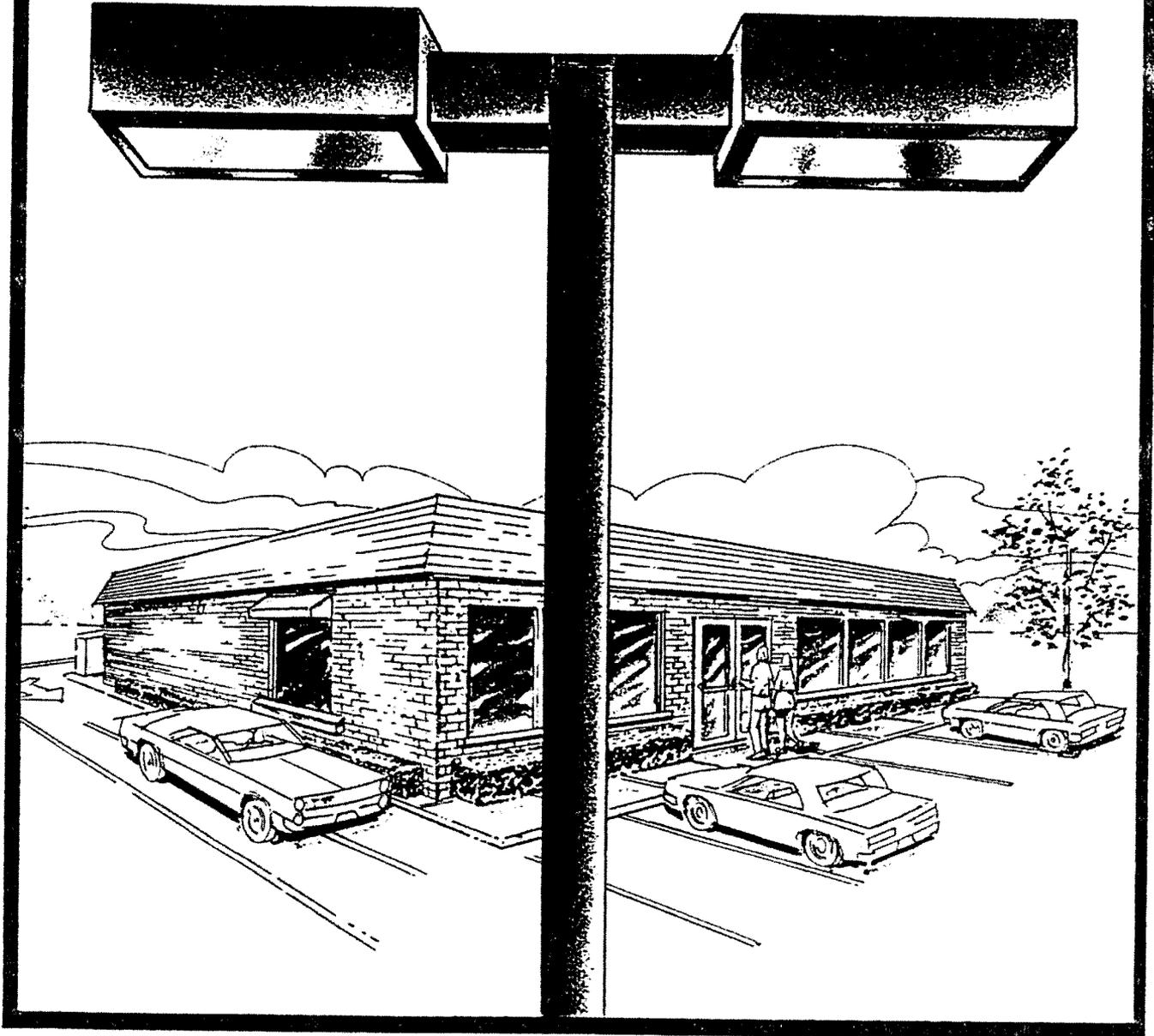
Illumination Non-Illuminated

# NEW DRIVE-THRU SYSTEM

2-90 continued  
pg 14



20' POLE ON A 2' BASE



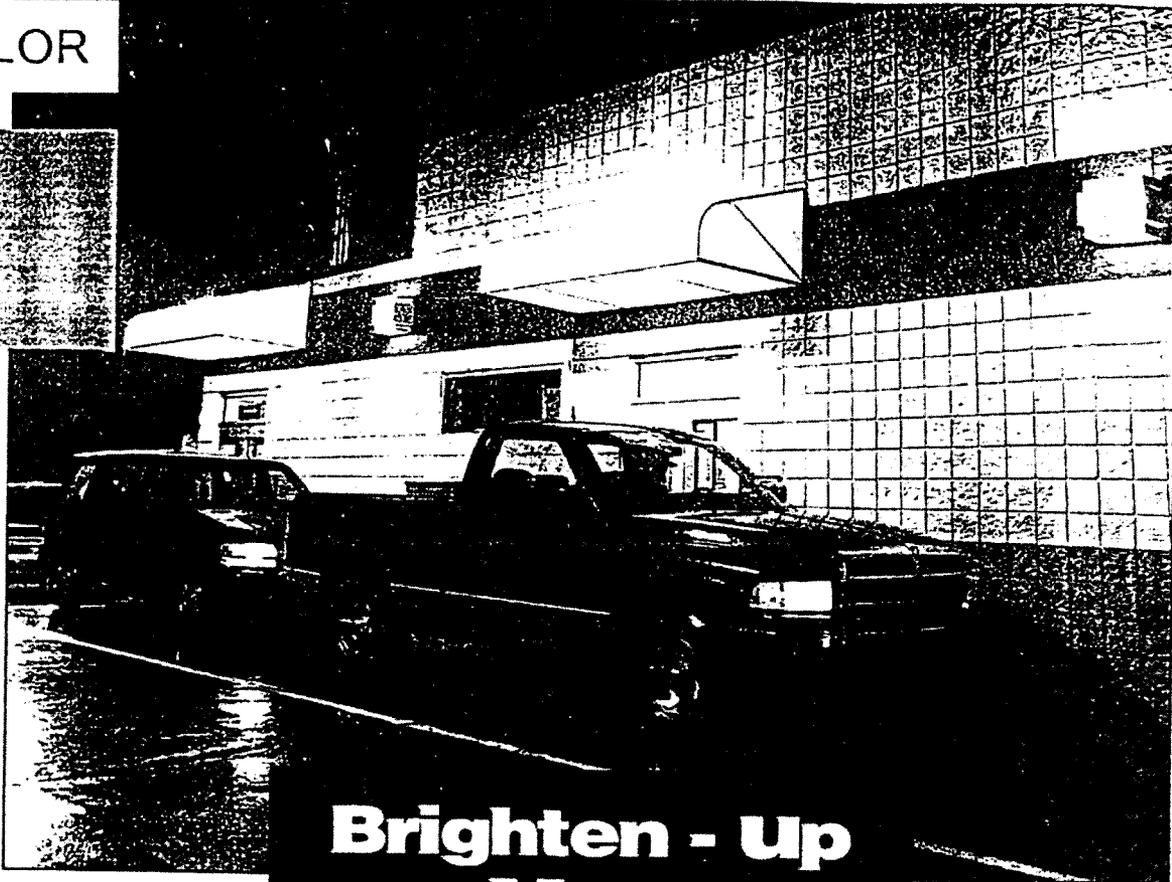
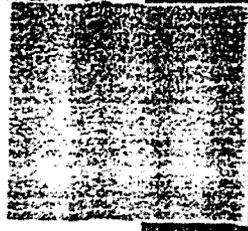
# The RSB Series

Outdoor Area Lighting System

FORWARD THROW REFLECTOR WITH "0" LIGHT LEVEL AT 15' BEHIND THE LIGHT

(OPTIONAL RESIDENTIAL SHIELD)

COLOR

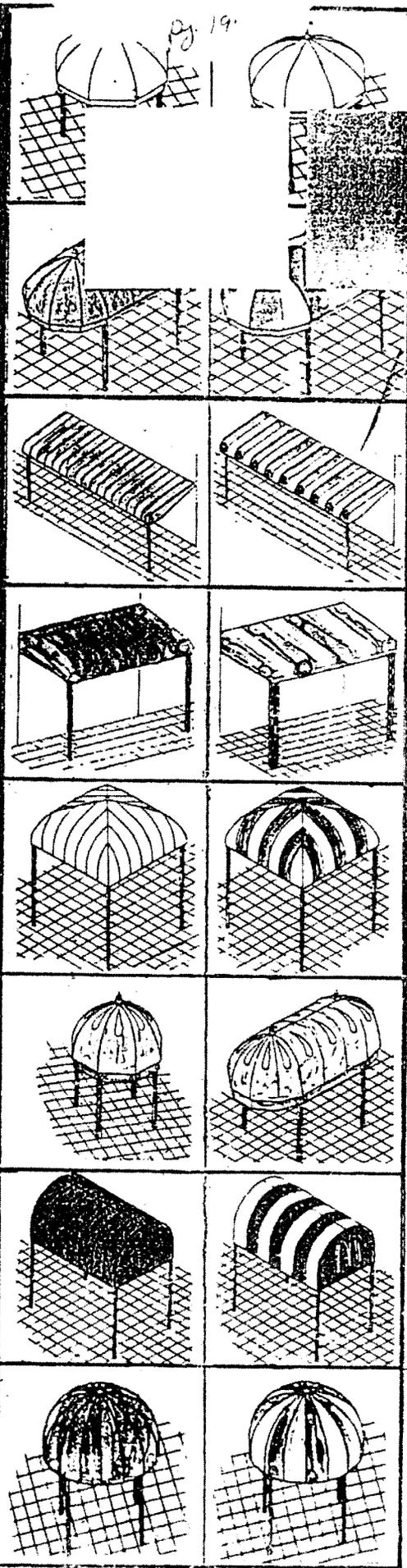
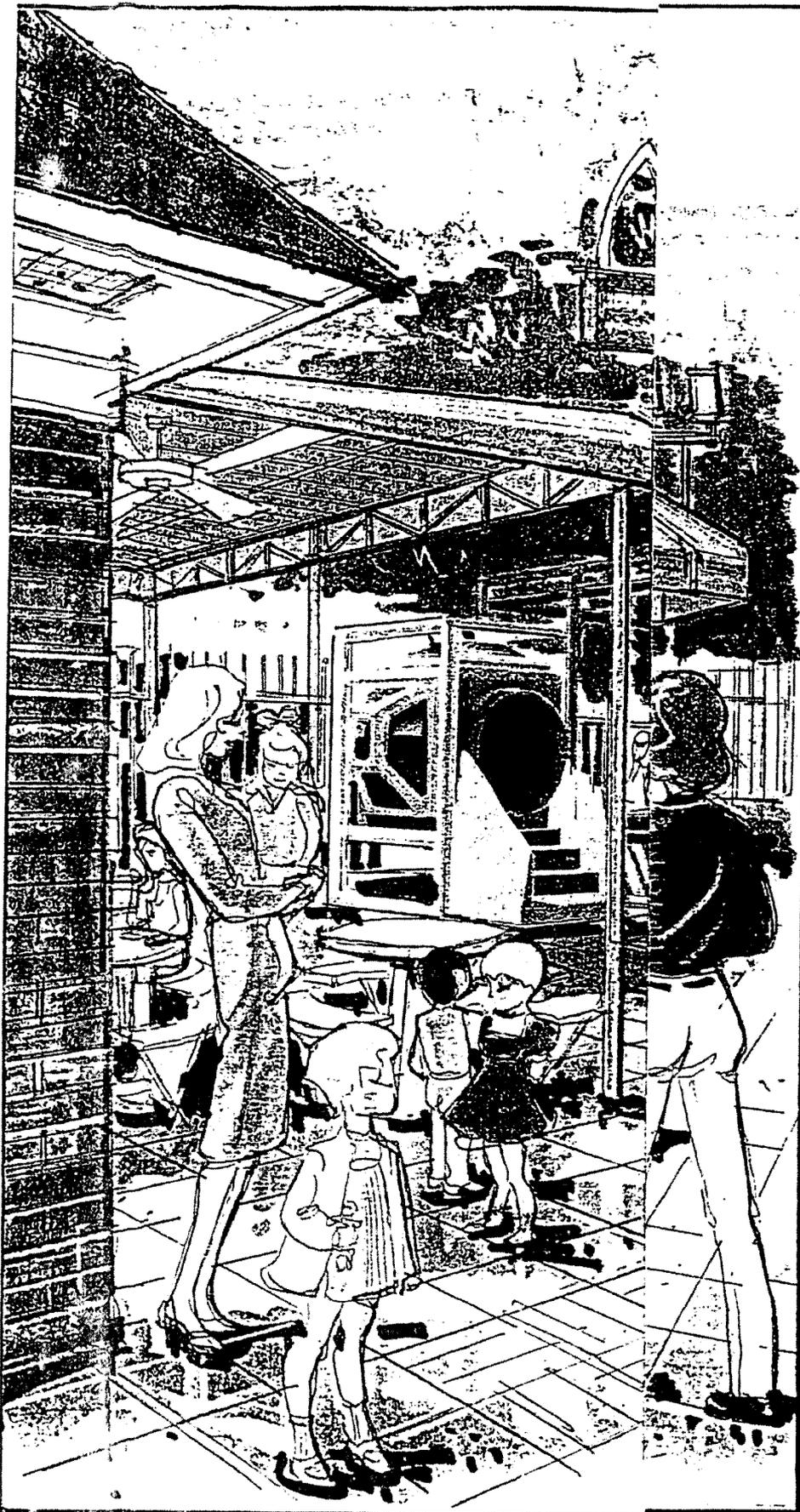


# Brighten - Up Your Drive - Thru Business

The Awnet Drive-Thru Awning is a great alternative to the conventional hard canopy that is built on many new stores. It gives immediate return on investment by providing increased visibility and convenience for customers. Also, if damaged, it can be easily and quickly replaced. Match the Drive-Thru Awning with the Awnet Roof Beams or any of our other products for a bright and beautiful store!

Call 800 - 65 Awnet  
to place your order. And light up your store like nobody's business.





**AWNEX** THE AWNING gia 30188