

**AUGUST 18, 2015 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 4**

ITEM # 032

PURPOSE

To consider amending the site plan for John Saunders regarding rezoning application #167 (The Oxford Group, Inc.) of 1987, for property located on the north side of the East West Connector between Hospital South Drive and Brookwood Drive, and on the south side of Mulkey Road, east of Austell Road in Land Lot 920 of the 19th District.

BACKGROUND

The property was rezoned General Commercial to the site plan in 1987. The shopping center was developed in the 1980's and was used for a number of years. As of the last couple of years, the property has been redeveloping very nicely with a new LA Fitness, news shops and a new restaurant. The applicant proposes to install a new Chase Bank ATM near the new restaurant. The new ATM facility will take up eight parking spaces, which still leaves the shopping with the minimum number of parking spaces. The proposed site plan and the proposed rendering of the new facility are attached for review. If approved, all previous stipulations would remain in effect.

FUNDING

N/A

RECOMMENDATION

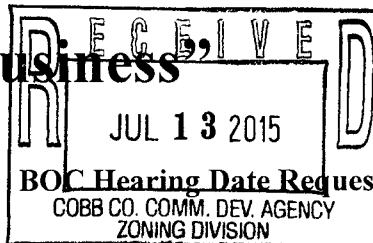
The Board of Commissioners conduct a Public Hearing and consider the proposed site plan amendment.

ATTACHMENTS

Other Business application and stipulations.

Application for "Other Business" Cobb County, Georgia

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



08-032-2015

8-18-15

Applicant: John Saunders (applicant's name printed) Phone #: 404-287-6390

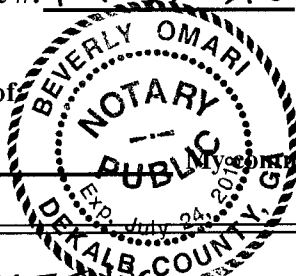
Address: 1091 John Wesley Dobbs Ave. NE S.W. Atlanta, GA 30312 E-Mail: PERMITCONSULTING@gmail.com

(representative's name, printed)

John Saunders (representative's signature) Phone #: 404-287-6390 E-Mail: permitconsulting@

Signed, sealed and delivered in presence of

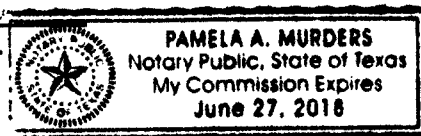
Beverly Omari (Notary Public) My commission expires: 7/24/2018



Titleholder(s): Weingarten Nostart (property owner's name printed) Phone #: 713-866-6906

Address: 2600C Citadel Plaza Drive, Suite 125 Houston, TX 77008 E-Mail: Vbrown@weingarten.com

J. Victoria Mann (Property owner's signature)



Signed, sealed and delivered in presence of:

[Signature] (Notary Public) My commission expires: June 27, 2018

Commission District: 4 Zoning Case: Z-129

Date of Zoning Decision: 11-21-95 Original Date of Hearing: 11-21-95

Location: AUSTELL ROAD & EAST-WEST CONNECTOR, AUSTELL, GA 30106
(street address, if applicable; nearest intersection, etc.)

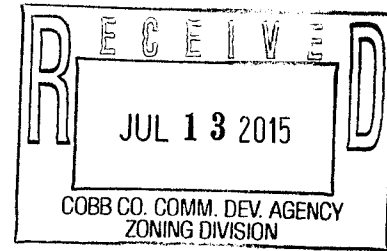
Land Lot(s): 921 and 920 District(s): 19th

State specifically the need or reason(s) for Other Business: demo existing ATM and replace with new slab and new ATM

OB-032-2015

07/10/2014

Contact Info: John Saunders 404-287-6390
Email- permitconsulting@gmail.com



Subject Property : Brookwood Square Shopping Center
Property Address: 1825 East West Connector Austell GA 30106

TYPE OF PROJECT:

INSTALLATION OF A NEW DRIVE-UP JP MORGAN CHASE BANK SIGNATURE CANOPY & ATM BUILDING. HEDACHE BAR, AND MISCELLANEOUS BOLLARDS

SCOPE OF WORK

MODIFY EXISTING FOUNDATION. WITH NEWENGINEERED PAD, INSTALL NEW PRE-MAUNUFACTURED ATM TYPE-U BUILDING & ACCECSORIES SUCH AS BOLLARDS AND HEADACHE BAR / CLEARANCE INDICATOR. MODIFIY CURB TO WIDEN DRIVE THROUGH

Zoning : CRC

APN # 19093100220

APPLICABLE BUILDING CODE: 2010 California Building Code (based on IBC 2006) 2010 National Electric Code

LOT SIZE (ACRES) - 9.03 acres

Parking Implications: 0 parking stalls affected

AREA DISTURBED: .001603 acres < 70 Sq. Ft.

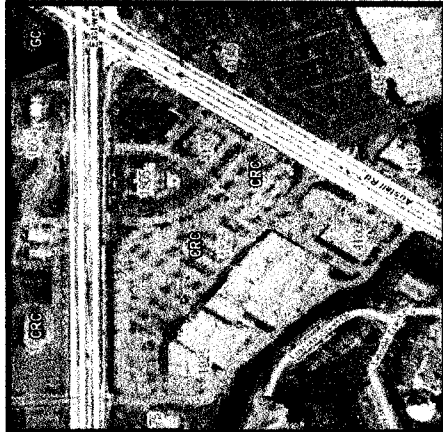
OCCUPANCY TYPE - U

Contact Info: John Saunders 404-287-6390
Email- permitconsulting@gmail.com



WORK SITE

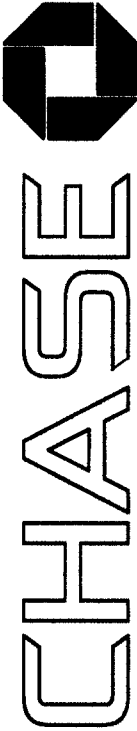
LOCATION MAP
NO SCALE



COBB COUNTY ZONING MAP

NO SCALE

OFF-PREMISE ATM AND CANOPY PROJECT



BROOKWOOD SQUARE
1825 E WEST CONNECTOR
AUSTELL, GA 30106-1247

CONTACT INFORMATION:

JOSHUA HIGGINS
10672 JASMINE AVE
FONTANA, CA 92337
909-770-7927

TYPE OF PROJECT

INSTALLATION OF A NEW JPMORGAN CHASE SIGNATURE CANOPY,
ATM DOGHOUSE (BUILDING), HEADACHE BAR, AND MISC.
BOLLARDS.

SCOPE OF WORK

INSTALL NEW PRE-MAUNUFACTURED ATM TYPE-U BUILDING,
MODIFY (E) ATM FOUNDATION WITH NEW ENGINEERED PAD.
INSTALL NEW 10' HEADACHE BAR TO CURRENT STANDARD CODE
SONOTUBE FOOTING. BOLLARDS AS NECESSARY ON (E)
FOUNDATION PAD. MODIFY (E) CURB TO WIDEN DRIVE THROUGH

APPLICABLE BUILDING CODE

2010 CALIFORNIA BUILDING CODE (BASED ON IBC 2006)
2010 NATIONAL ELECTRICAL CODE

LOT SIZE (ACRES) - 9.03

TOTAL AREA DISTURBED: .0257 ACRE(S)

OCCUPANCY TYPE - U

ZONING: GRC
APN: 19093100220
TRACT ID:
LOT: SIZE: 9.03 acres

PARKING IMPLICATIONS-
ATM PAD ON (E) PAD 0 PARKING
STALLS IMAPCATED.

SQUARE FOOTAGE OF
DISTURBED SOIL FOR
FOUNDATION OF DOGHOUSE
BUILDING - 70 sq ft

FORWARD BARRIS

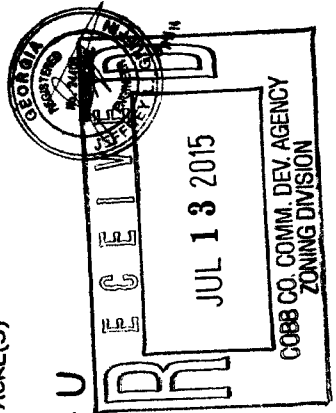
CLIENT
CHASE BANK
1825 E WEST CONNECTOR
KENNESAW, GA 30144

ISSUE
03.07.14

PROJECT NO.
GA
PROJECT
BROOKWOOD
SQUARE

DRAWN BY
JH
DESCRIPTION
ATM / TTM BLDG
PROJECT

T
01



GENERAL NOTES

1. NEW CONCRETE FOUNDATION SUPPORTING CANOPY AND DOGHOUSE SHALL BE NO LESS THAN 3000 PSI
 2. ALL REMOVED / DISTURBED SOIL WILL BE CONTAINED AND DISPOSED OF SO THAT NO SOIL WILL REACH THE NEAREST DRAIN PER BEST MANAGEMENT PRACTICES GUIDELINE(S).
 3. REBAR MATS FOR ATM CONCRETE PAD:
REFERENCE ENGINEERED DRAWINGS ICON SOLUTIONS PAGE 11
- *REFERENCE FOUNDATION DETAIL OF ACCOMPANIED MANUFACTURE ENGINEERED DRAWINGS - PAGE 11
4. DOGHOUSE & CANOPY MANUFACTURE UL CERTIFIED
 5. ANCHOR BOLTS USED FOR CANOPY TO BE EMBEDDED IN CONCRETE AT LEAST 10" PER SPEC.
 9. ALL EXTERIOR LIGHTING SHALL HAVE CONTROL THAT AUTOMATICALLY TURN OFF OR LOWER LIGHT LEVELS DURING INACTIVE PERIODS FROM DUSK TO DAWN. CANOPY IS TO UTILIZE PHOTOCCELL
 10. ALL EXCAVATED MATERIAL AND DEBRIS ARE TO BE EXPORTED TO AN APPROVED CITY OF ATLANTA LANDFILL



MANUFACTURING DETAIL WET STAMPED AND SIGNED BY LOCAL LICENSED STRUCTURAL ENGINEER, ACCOMPANIED FOR REFERENCE ONLY

ICON SOLUTIONS
NATIONWIDE IMPLEMENTATION SOLUTIONS

CLIENT
CHASE BANK
1825 E WEST CONNECTOR
KENNESAW, GA 30144

ISSUE
03.07.14

PROJECT NO.
GA
PROJECT
BROOKWOOD
SQUARE

DRAWN BY
JH
DESCRIPTION
CANOPY PROJECT

A

01

RECEIVED
JUL 13 2015
008803 COMM DEV AGENCY
ZONING DIVISION
CASE BANK
1825 E WEST CONNECTOR
KENNESAW, GA 30144

PROJECT NO. GA
PROJECT BROOKWOOD SQUARE

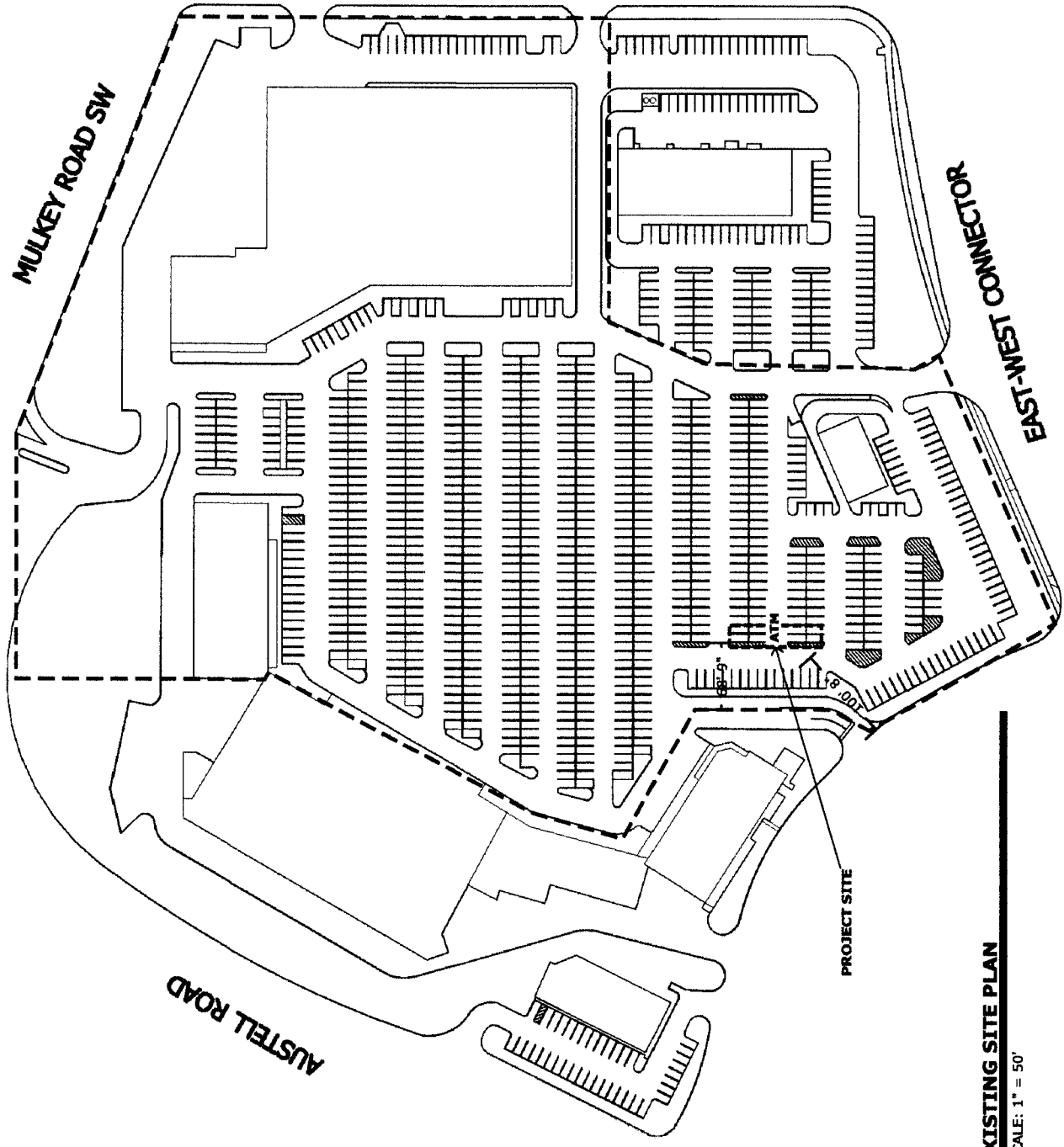
DRAWN BY JH
DESCRIPTION SITE PLAN

A
02



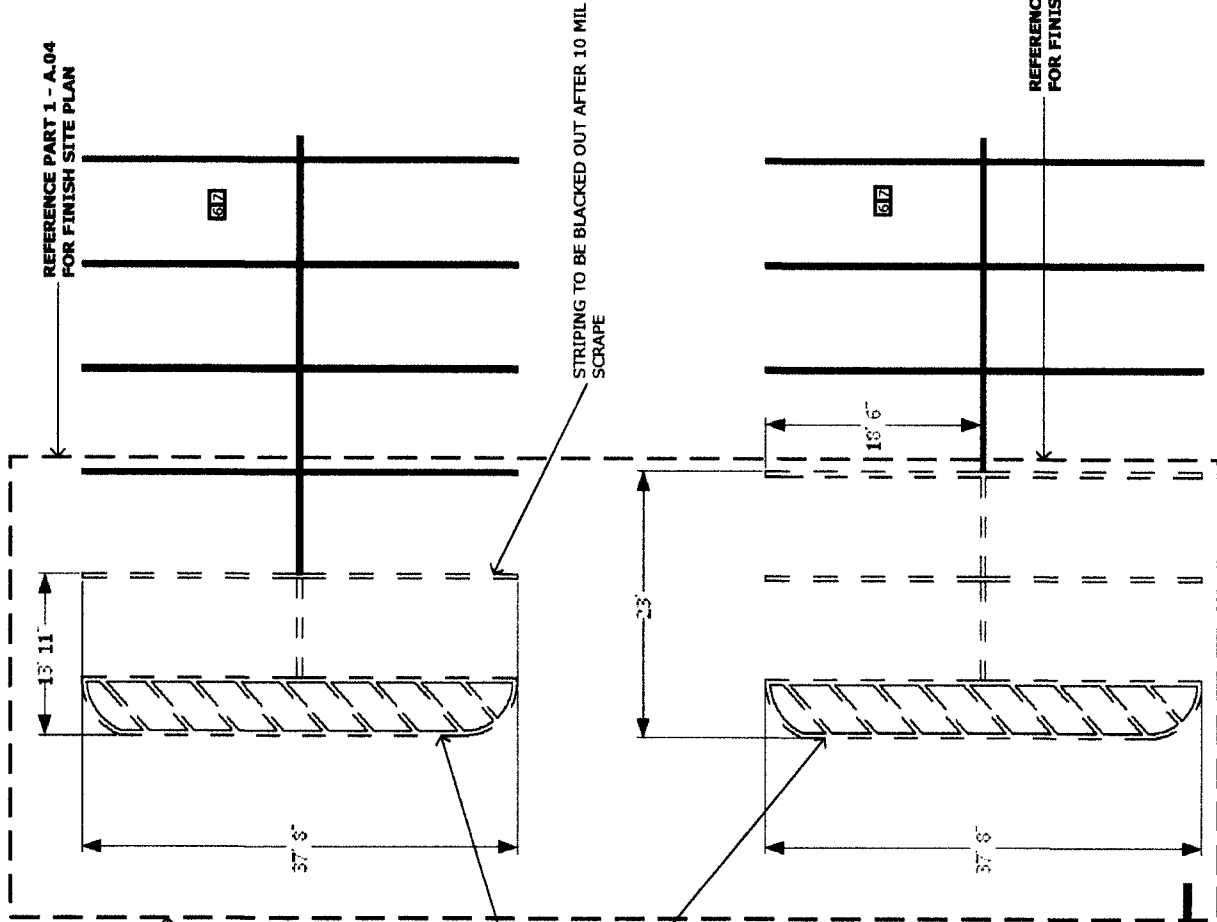
THE PROPERTY LINES AND SETBACKS ARE TO REMAIN PER PUBLIC RECORDS. THIS SITE PLAN IS FOR REFERENCE ONLY FOR THE AREA OF PROPOSED WORK TO THE EXISTING PROPERTY LINES AND THE EXISTING SETBACKS. THIS SITE PLAN IS NOT TO BE ESTABLISH NEW BOUNDARY LINES OR NEW SETBACKS. THE PUBLIC RECORDS PREVIOUSLY ESTABLISHED SHALL BEEN USED FOR THE PREPARED SITE PLAN. ALL SETBACKS SHALL BE ESTABLISHED PER THE PUBLIC RECORDS. ALL OF THE PROPOSED AREA OF WORK HEREIN IS WITHIN THE ESTABLISHED SETBACKS AND ENCROACHMENTS.

BROOKWOOD DRIVE SW



EXISTING SITE PLAN
SCALE: 1" = 50'

SYMBOL	DESCRIPTION
1	(N) CHASE DRIVE UP ATM W/CANOPY
2	(N) DEMO (E) LANDSCAPE, SHRUBS AND PLANTING AS REQ.
3	(E) "8" TYPE CURB AND LANDSCAPE TO REMAIN
4	(E) LIGHT POLE TO REMAIN
5	(E) TRUSS TO REMAIN
6	(E) PARKING STALLS TO REMAIN (TYP.)
7	(E) ASPHALT PAVEMENT TO REMAIN
8	(E) "8" TYPE CURB TO BE DEMOLISHED
9	(E) POST TOTTING TO BE DEMOLISHED (TYP.)
10	(E) HEADACHE BAR TO BE REMOVED
11	(E) ATM FOUNDATION PAD TO BE DEMOLISHED
12	(E) ELECTRICAL METERBOX AND DISCONNECT TO BE RELOCATED FOR FUTURE USE
13	(E) BOLLARDS TO BE REMOVED (TYP.)
14	(N) ATM FOUNDATION (REF. ENGINEER DRAWINGS)
15	(N) HEADACHE BAR (REF. ENGINEER DRAWINGS)
16	(N) 6" O.D. BOLLARDS (REF. ENGINEER DRAWINGS)
17	(N) TYPE-B CURB
18	(N) ASPHALT SLURRY SEAL
19	(N) CANOPY & DOORHOUSE
20	(N) ATM & ARROW STENCIL
	EXISTING _____
	NEW _____
	DEMOLITION - - -



FOOTPRINT FOR NEW AC SLURRY

4" CUT AT AC TOP F. SURFACE FOR FUTURE NEW ISLAND CURBS

STRIPING TO BE BLACKED OUT AFTER 10 MIL SCRAPE

REFERENCE PART 1 - A-05 FOR FINISH SITE PLAN

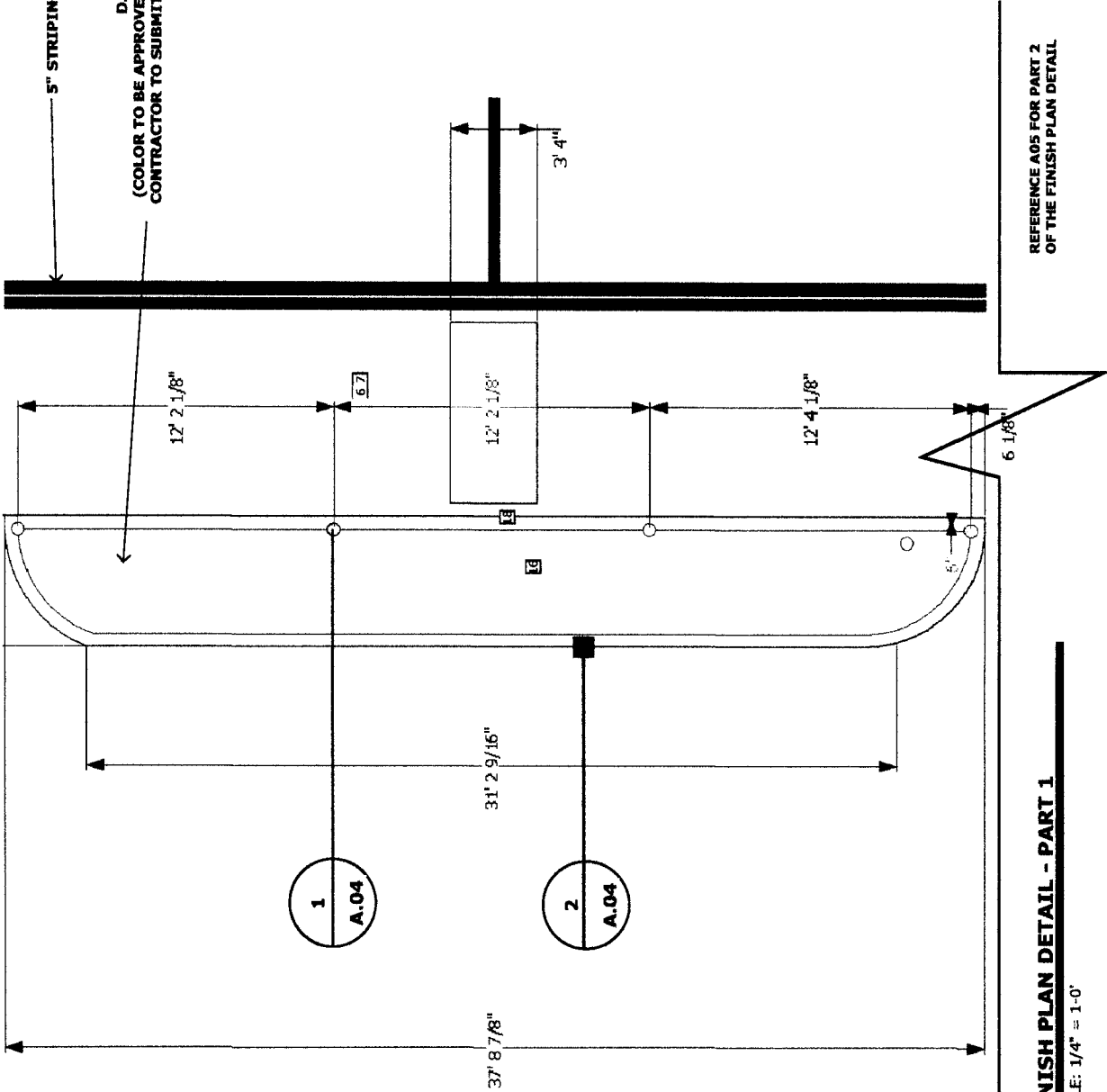
DEMOLITION PARTIAL SITE PLAN

SCALE: 1" = 10'

SYMBOL	DESCRIPTION
1	(M) CHASE DRIVE UP ATM W/CANOPY
2	MODIFY (E) LANDSCAPE SHRUBS AND IRRIGATION AS REQ.
3	(E) 'B' TYPE CURB AND LANDSCAPE TO REMAIN
4	(E) LIGHT POLE TO REMAIN
5	(E) TRESS TO REMAIN
6	(E) PARKING STALLS TO REMAIN (TYP.)
7	(E) ASPHALT PAVEMENT TO REMAIN
8	(E) 'B' TYPE CURB TO BE DEMOLISHED
9	(E) POST TOTTING TO BE DEMOLISHED (TYP.)
10	(E) HEADACHE BAR TO BE REMOVED
11	(E) ATM FOUNDATION PAD TO BE DEMOLISHED
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13	(E) BOLLARDS TO BE REMOVED
14	(M) ATM FOUNDATION (REF. ENGINEER DRAWINGS)
15	(M) HEADACHE BAR (REF. ENGINEER DRAWINGS)
16	(M) 'C' D. BOLLARDS (REF. ENGINEER DRAWINGS) TYP.
17	(M) TYPE-B CURB
18	(M) ASPHALT SLURRY
19	(M) CANOPY & DOGHOUSE
20	(M) ATM & ARROW STENCIL
	EXISTING _____
	NEW _____
	DEMOLITION _____

5" STRIPING TO MATCH (E)

D.G. INFILL (TYP.)
(COLOR TO BE APPROVED BY ARCHITECT)
CONTRACTOR TO SUBMIT COLOR SAMPLES
FOR APPROVAL



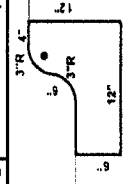
REFERENCE A05 FOR PART 2
OF THE FINISH PLAN DETAIL

FINISH PLAN DETAIL - PART 1

SCALE: 1/4" = 1'-0"

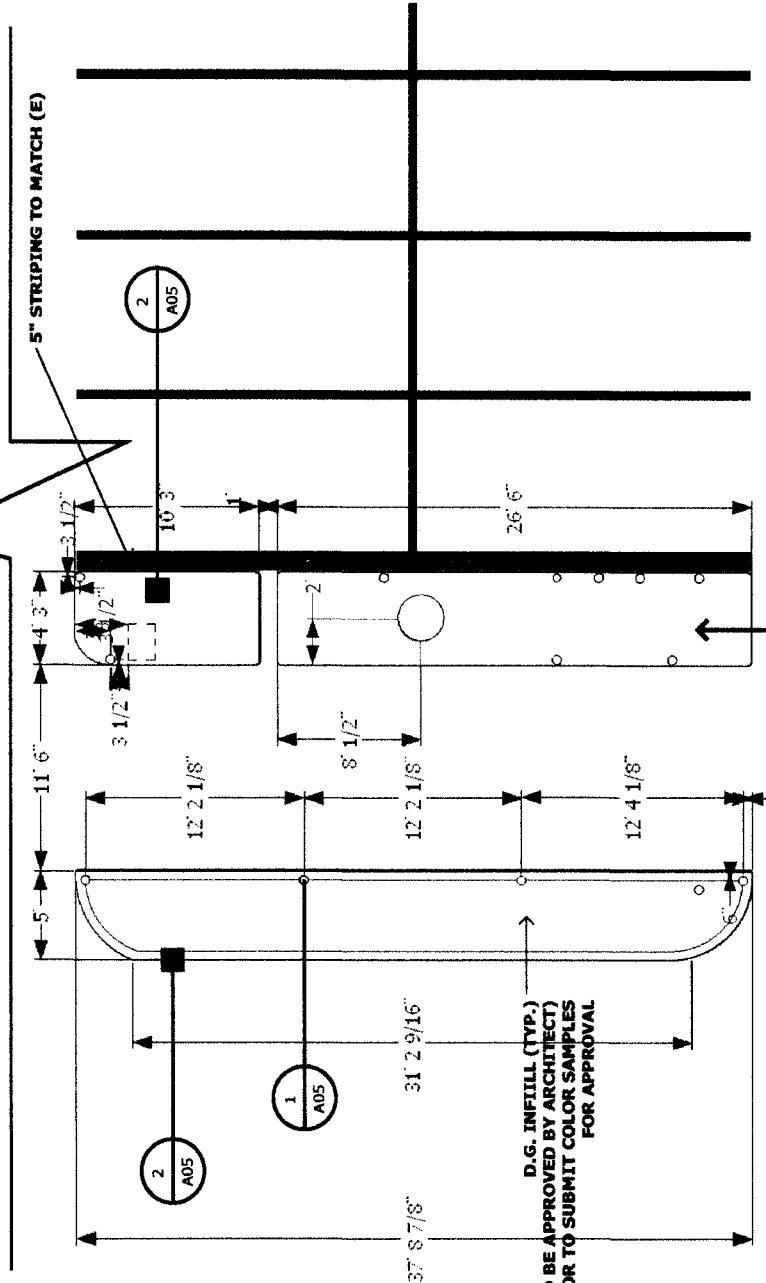
SITE PLAN NOTES	
SYMBOL	DESCRIPTION
1	(M) CHASE DRIVE UP ATM W/CANOPY
2	MODIFY (E) LANDSCAPE, SHRUBS AND IRRIGATION AS REQ.
3	(E) 'B' TYPE CURB AND LANDSCAPE TO REMAIN
4	(E) LIGHT POLE TO REMAIN
5	(E) TRESS TO REMAIN
6	(E) PARKING STALLS TO REMAIN (TYP.)
7	(E) ASPHALT PAVEMENT TO REMAIN
8	(E) 'B' TYPE CURB TO BE DEMOLISHED
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15	(M) HEADACHE BAR (REF. ENGINEER DRAWINGS)
16	(M) 6" O.D. BOLLARDS (REF. ENGINEER DRAWINGS) TYP.
17	(M) TYPE-B CURB
18	(M) ASPHALT SLURRY
19	(M) CANOPY & DOGHOUSE
20	(M) ATM & ARROW STENCIL
EXISTING _____	
NEW _____	
DEMOLITION _____	

1 BOLLARD DETAIL (TYP.)



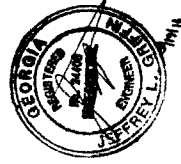
2 CURB DETAIL

REFERENCE A04 FOR PART I OF THE FINISH PLAN DETAIL



D.G. INFILL (TYP.)
(COLOR TO BE APPROVED BY ARCHITECT)
CONTRACTOR TO SUBMIT COLOR SAMPLES
FOR APPROVAL

REFERENCE ENGINEER DRAWINGS
FOR CONCRETE FOUNDATION DETAILS AND CALCS



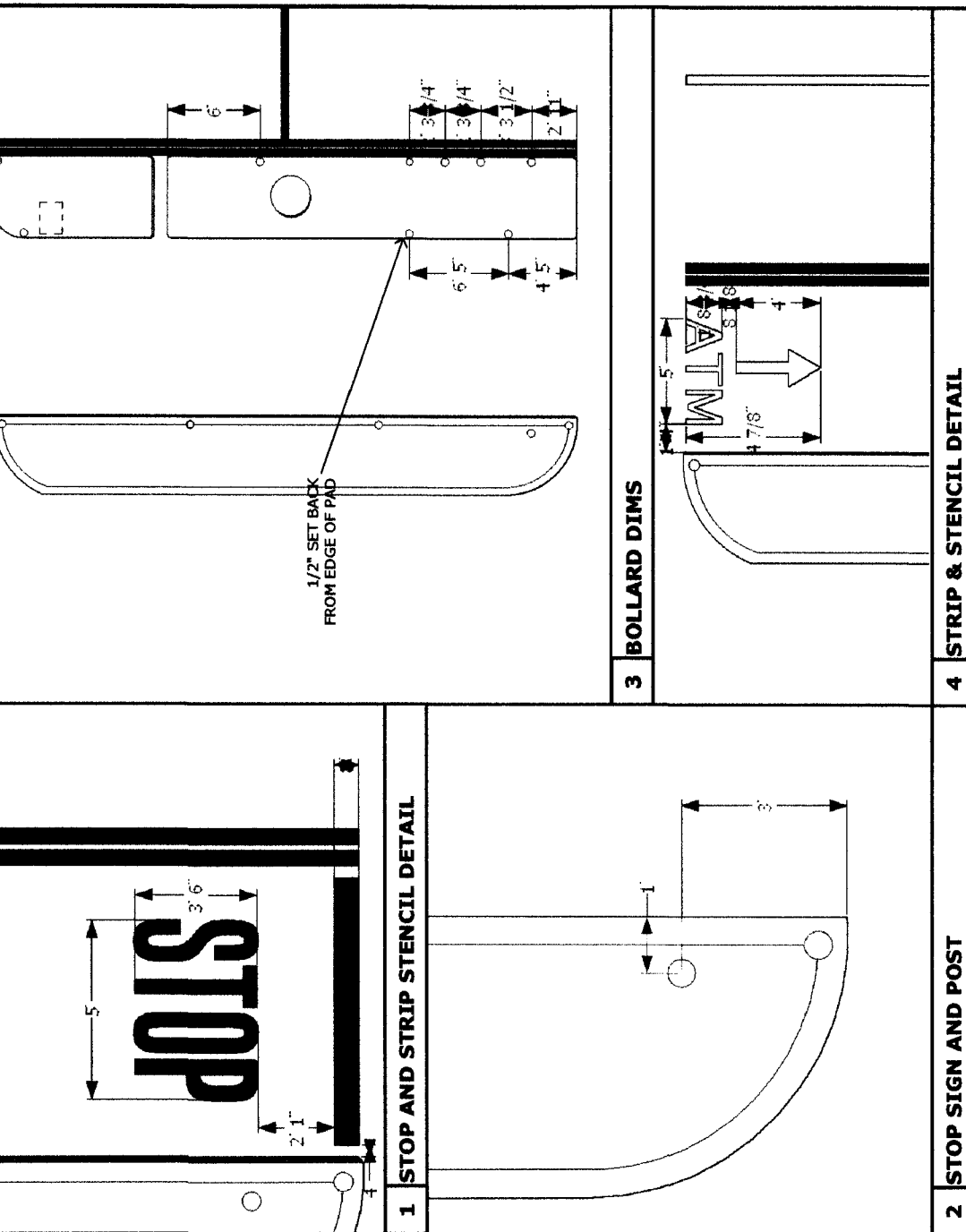
FINISH PLAN DETAIL - PART II

SCALE: 1/4" = 1'-0"



SYMBOL	DESCRIPTION
1	(M) CHASE DRIVE UP ATM W/CANOPY
2	MODIFY (E) LANDSCAPE, SHRUBS AND IRRIGATION AS REQ.
3	(E) "B" TYPE CURB AND LANDSCAPE TO REMAIN
4	(E) LIGHT POLE TO REMAIN
5	(E) TRESS TO REMAIN
6	(E) PARKING STALLS TO REMAIN (TYP.)
7	(E) ASPHALT PAVEMENT TO REMAIN
8	(E) "B" TYPE CURB TO BE DEMOLISHED
9	(E) POST ROTTING TO BE DEMOLISHED (TYP.)
10	(E) HEADACHE BAR TO BE REMOVED
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14	(M) ATM FOUNDATION (REF. ENGINEER DRAWINGS)
15	(M) HEADACHE BAR (REF. ENGINEER DRAWINGS)
16	(M) S.O.D. BOLLARDS (REF. ENGINEER DRAWINGS) TYP.
17	(M) TYPE "B" CURB
18	(M) ASPHALT
19	(M) CANOPY & DOGHOUSE
20	(M) ATM & ARROW STENCIL

SYMBOL	DESCRIPTION
EXISTING	---
NEW	---
DEMOLITION	---

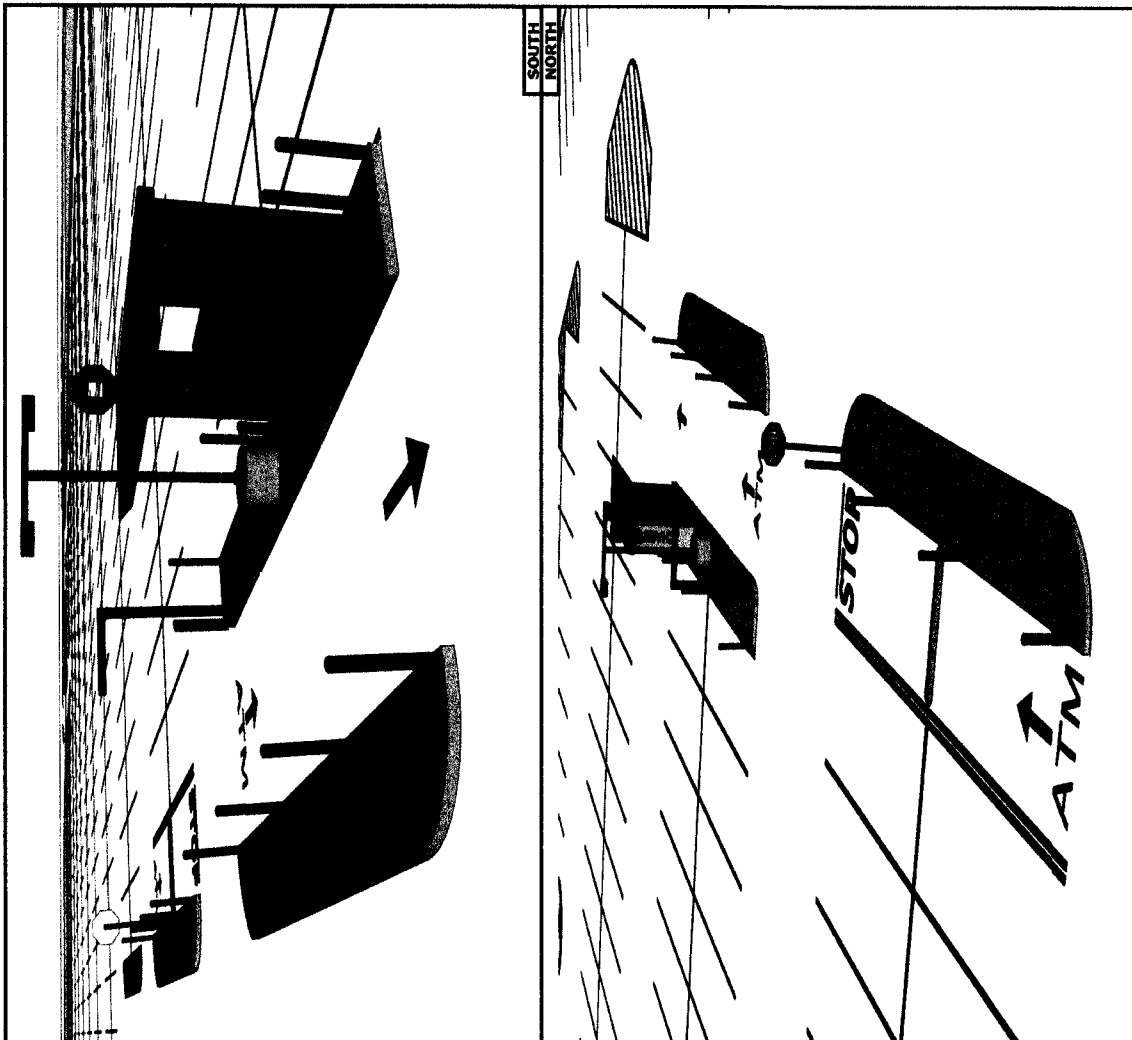


PARTIAL PLAN DETAIL

SCALE: NOT TO SCALE



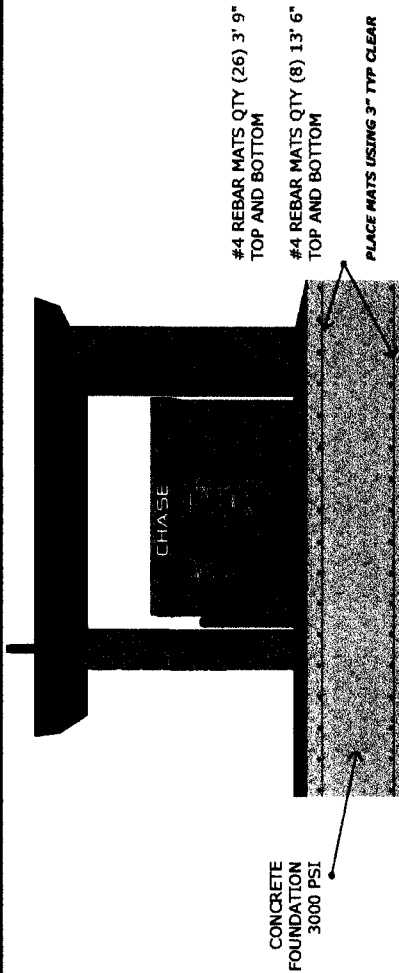
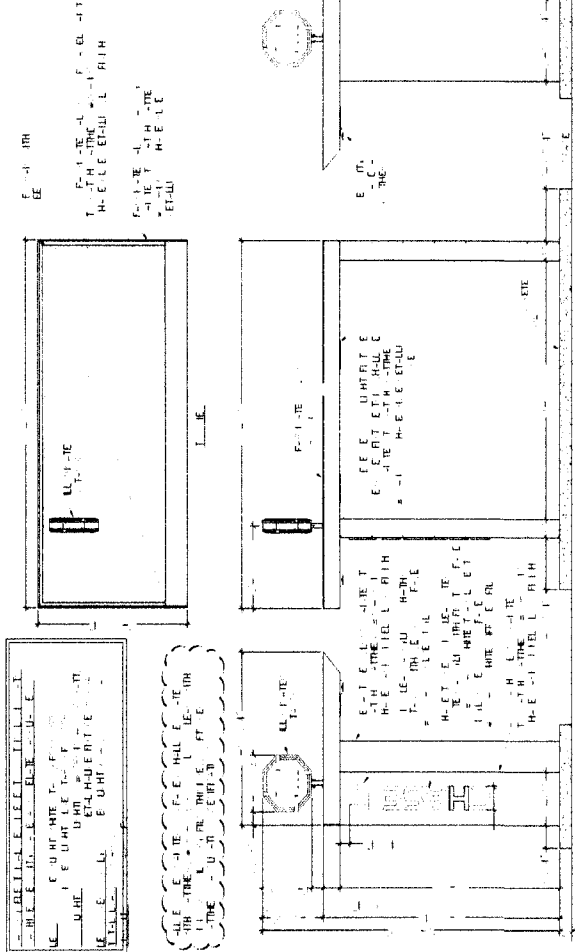
ITEM NO.	DESCRIPTION
1	(M) CHASE DRIVE UP ATM W/CANOPY
2	MODIFY (E) LANDSCAPE, SHRUBS AND IRRIGATION AS REQ.
3	(E) 8" TYPE CURB AND LANDSCAPE TO REMAIN
4	(E) LIGHT POLE TO REMAIN
5	(E) TRESS TO REMAIN
6	(E) PARKING STALLS TO REMAIN (TYP.)
7	(E) ASPHALT PAVEMENT TO REMAIN
8	(E) 8" TYPE CURB TO BE DEMOLISHED
9	(E) POST TOTTING TO BE DEMOLISHED (TYP.)
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17	(M) TYPE-B CURB
18	(M) ASPHALT SLURRY SEAL
19	(M) CANOPY & DOGHOUSE
20	(M) ATM & ARROW STENCIL
EXISTING _____	
NEW _____	
DEMOLITION _____	



ELEVATION PLAN DETAIL
NOT TO SCALE

GENERAL NOTES

1. NEW CONCRETE SUPPORTING CANOPY SHALL BE 3000 PSI (28-DAYS)
2. CONDUIT FOOTING FOR HEADBAG BAR TO BE 3000 PSI STRENGTH
3. ALL REMOVED / DISTURBED SOIL WILL BE CONTAINED AND DISPOSED OF SO THAT NO SOIL WILL REACH THE NEAREST DRAIN PER BEST MANAGEMENT PRACTICES GUIDELINE(S).
4. REBAR MATS FOR CONCRETE ISLAND TOP & BOTTOM: QTY 2-(13) #4 3' 9" LG. (TOTAL 26)
QTY 2-(4) #4 13' 6" LG. (TOTAL 8)
PLACE MATS USING 3" TYP CLEAR
5. SIGN MANUFACTURE UL CERTIFIED



#4 REBAR MATS QTY (26) 3' 9" TOP AND BOTTOM
#4 REBAR MATS QTY (8) 13' 6" TOP AND BOTTOM
PLACE MATS USING 3" TYP CLEAR

CONCRETE FOUNDATION 3000 PSI

MANUFACTURING DETAIL WET STAMPED AND SIGNED BY LOCAL LICENSED STRUCTURAL ENGINEER, ACCOMPANIED FOR REFERENCE ONLY - MATERIAL AND COLOR SCHEDULE PROVIDED PER WET STAMP DETAIL(S).

COLOR ELEVATION
SCALE: NOT TO SCALE

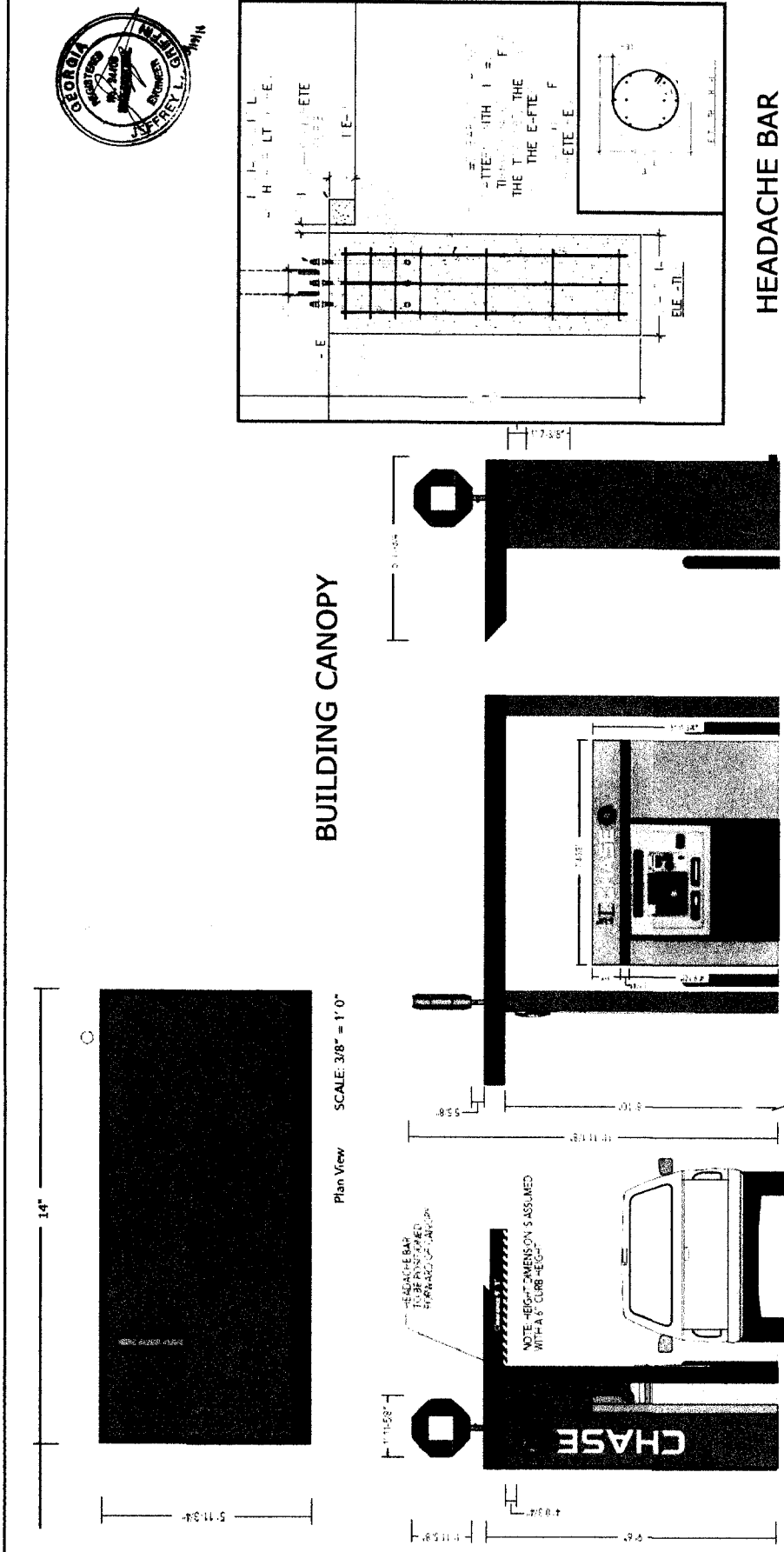
GOLESTON
NATIONWIDE IMPLEMENTATION SOLUTIONS

CLIENT
CHASE BANK
1825 E WEST CONNECTOR
KENNESAW, GA 30144

ISSUE
03.07.14

DRAWN BY
JH
DESCRIPTION
FINISH COLOR AND
SIGN RENDERING
PROJECT NO.
GA
PROJECT
BROOKWOOD
SQUARE

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MANUFACTURING DETAIL WET STAMPED AND SIGNED BY LOCAL LICENSED STRUCTURAL ENGINEER, ACCOMPANIED FOR REFERENCE ONLY - MATERIAL AND COLOR SCHEDULE PROVIDED PER WET STAMP DETAIL(S).

FINISH BUILDING CANOPY
NO SCALE

APPLICATION FOR REZONING
TO THE
COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES
AND THE
COBB COUNTY PLANNING COMMISSION
(type or print clearly)

Application No. 167
Hearing Date 8-18-87

Applicant The Oxford Group, Inc. Business Phone (404)952-7000 Home Phone N/A
(business name)
Larry M. Kraxberger Address 1000 Parkwood Circle, Ste 200, Atlanta, GA
(representative's name, printed) 30339
[Signature] Business Phone (404)952-7000 Home Phone (404)953-8700
(representative's signature)

Titleholder See attached Exhibit "A" Business Phone _____ Home Phone _____

Signature _____ Address _____
(attach additional signatures, if needed)

General Commercial &
Zoning Request From Planned, Shopping Center To General Commercial
(present zoning) (proposed zoning)
For the Purpose of Shopping Center, Restaurants and
Related Commercial Uses Size of Tract 24.2002 acre(s)
(subdivision, restaurant, warehouse, apts., etc.)
Location Corner Austell Road, Mulkey Road, Brookwood Drive and proposed East/West
(street address, if applicable, nearest intersection, etc.) Connector _____
Land Lot(s) 920 and 921 District 19th

Recommendation of Planning Commission 7/21/87 - Planning Commission continued public hearing
for 30 days. Motion carried 4-0. 8/18/87 - Planning Commission recommended application be
approved subject to the following: 1) signage to be ground based with no off-premise signs;
2) no portable signs; 3) subject to Cobb D.O.T. recommendations and review by Plan Review
Committee; 4) architectural and landscaping plans to be reviewed and approved by the Staff with
cont.

[Signature]
Chairman

Board of Commissioners' Decision 8/18/87 - Board of Commissioners approved application
as stated above. Motion by Clay, seconded by Smith, carried 4-0-1, Paschal abstaining.

1-24-89 Regular Meeting of Board of Commissioners - Approval of site plan for the Oxford Group
for Austell Road Development: Motion: To approve the site plan as submitted, marked Exhibit A

[Signature] Chairman see second page

444

COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES
COBB COUNTY PLANNING COMMISSION

Date of Application _____ Date of Hearing August 18, 1987

Applicant's Name The Oxford Group, Inc.
1000 Parkwood Circle, Suite 200
Address Atlanta, GA 30339

Recommendation of Planning Commission (Cont'd from page 1):
the Board of Commissioners having final approval of plan. Motion by McAfee, seconded
by Jones, carried 5-0.

Henry A. Vannoy
Chairman

Final Decision of Board of Commissioners (Cont'd from page 1):
on file in the Zoning Department, for the Oxford Group's Austell Road development, located
at the southeast intersection of Austell Road and Mulkey Road, and the northwest intersection
of the East-West Connector and Brookwood Drive subject to all other stipulations placed on
the property at the time of rezoning to remain in force. (Subject property was rezoned
on July 21, 1988, Application No. 167) VOTE: ADOPTED unanimously
11-21-89 Board of Commissioners approved revised site plan dated November 10, 1989, on file in the
Planning and Zoning Department Offices. Motion by Phaschal, second by Burton. Carried 4-0-1
Powell absent from vote.

Carl E. Smith
Chairman

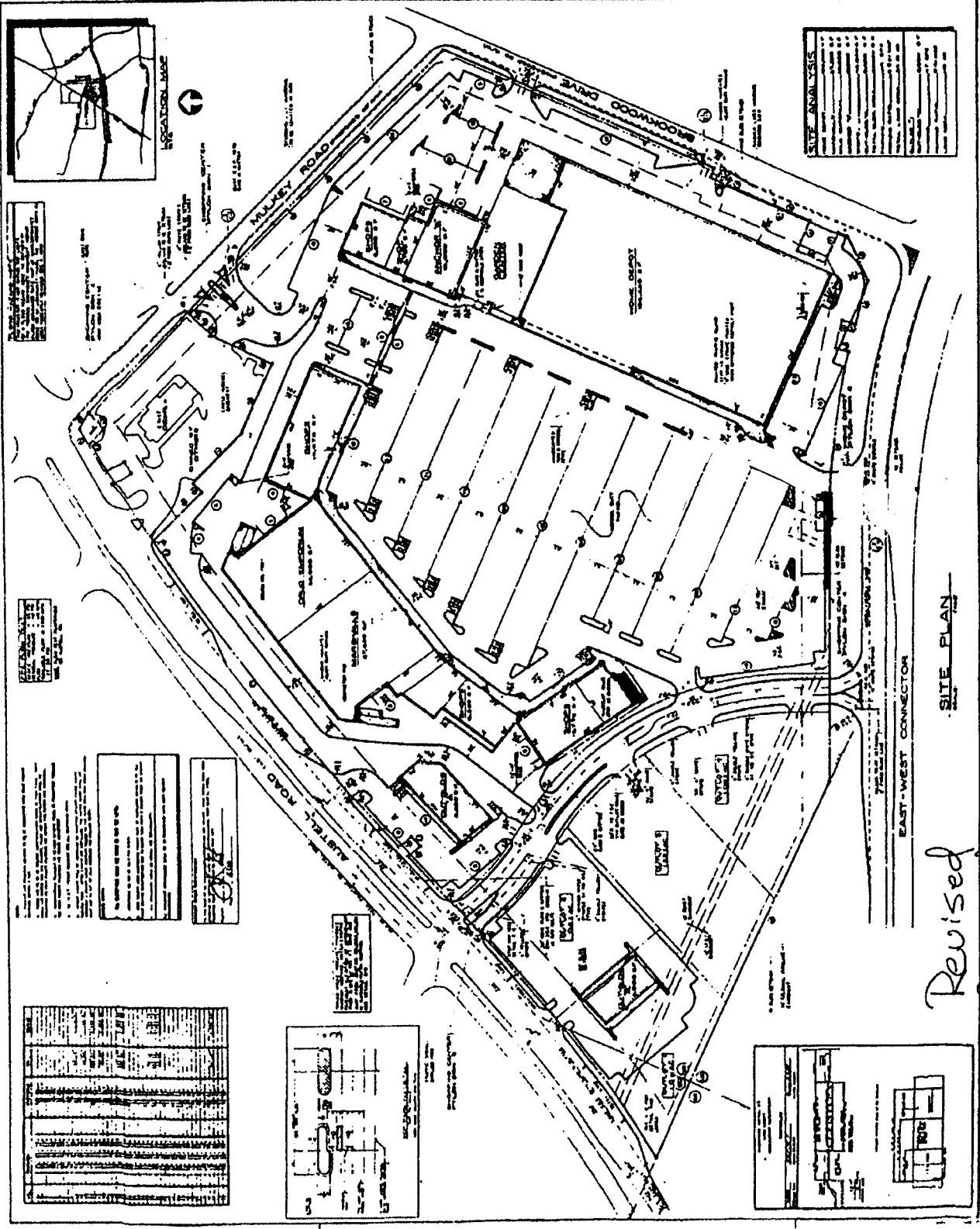
Philip L. Secor
Secretary

Approved plan from
#167 1987

ROBERTSON
LOIA
ROOF
ARCHITECTS & ENGINEERS

WESTWOOD
SQUARE
COMMUNITY, INC.
SITE
METAL PLANS
CORPORATION

WEST 1111
SITE PLAN
SCALE: 1" = 100'
DATE: 11/11/87
BY: [Signature]



Revised
Proposed