Application for "Other Business"
Cobb County, Georgia

OB-002-2016

(Cobb County Zoning Division – 770-528-2035) **BOC Hearing Date Requested:** February 16, 2016

Applicant: S & B Investments, Inc. **Phone #:** (404) 351-2732
(applicant's name printed)

Address: 2698 Woodland Brook Lane, Smyrna, GA 30080 **E-Mail:** bharti@bellsouth.net

SAMS, LARKIN, HUFF & BALLI, LLP
by: Garvis L. Sams, Jr. **Address:** 376 Powder Springs Street, Ste. 100, Marietta, GA 30064
(representative's name, printed)

(representative's signature) **Phone #:** 770-422-7016 **E-Mail:** gsams@slhb-law.com

Signed, sealed and delivered in presence of:

KAREN KING NOTARY PUBLIC BARTOW COUNTY, GEORGIA My Commission Expires 02-27-2019

Karen L. King **My commission expires:** 2-27-19
Notary Public

Titleholder(s): See Attached **Phone #:**
(property owner's name printed)

Address: **E-Mail:**

RECEIVED JAN 12 2016 COBB COUNTY COMMUNITY DEVELOPMENT AGENCY ZONING DIVISION

(Property owner's signature)

Signed, sealed and delivered in presence of:

My commission expires:
Notary Public

Commission District: 2 (Ott) **Zoning Case:** Other Business Application No. 28 of May 20, 2014

Size of property in acres: **Original Date of Hearing:** 09/19/1995 (Starbucks - OB#1)

Location: 31 Johnson Ferry Road, Marietta, Ga 30067
(street address, if applicable; nearest intersection, etc.)

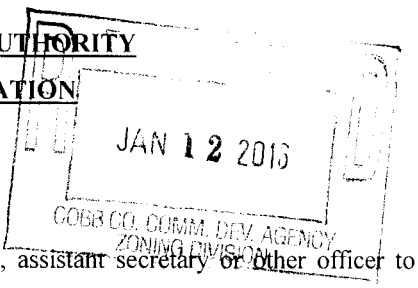
Land Lot(s): 73 **District(s):** 1st

State specifically the need or reason(s) for Other Business: Modify stipulation/condition of May 20, 2014 Other Business Agenda Item No. 28 to allow the revised rendering/elevation of the Starbuck's signage (rendering/elevation attached).

(List or attach additional information if needed)

OB-002-2016

CERTIFICATE REGARDING CORPORATE AUTHORITY
TO PURSUE OTHER BUSINESS APPLICATION



1.

My name is SURESH PARMAR. I am the secretary, assistant secretary or other officer to whom the operating agreement has delegated the responsibility for authenticating records of the company, S & B INVESTMENTS, INC., a Georgia Company authorized to transact business in the State of Georgia (the "Titleholder Company"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Other Business Application regarding certain real property owned by the Titleholder located in Cobb County, Georgia.

2.

In accordance with the requirements for completing a Cobb County Other Business Application, I hereby attest on behalf of the Titleholder Company that I have reviewed the Other Business Application and related documents which are being filed simultaneously therewith on behalf of the Applicant Company (collectively, the "Other Business Application") to which this Certificate is attached and hereby certify:

(a) That corporate seal or facsimile affixed to the Other Business Application is in fact the seal of the Titleholder Company or a true facsimile thereof; and

(b) That the officer or other representative of the Titleholder Company who executed the Other Business Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Other Business Application on behalf of the Titleholder Company, and that the signature of said officer or other representative is genuine; and

(c) That the execution of the Other Business Application and the filing of the Other Business Application on behalf of the Applicant Company by the officer or other representative of the Applicant Company has been duly authorized by the Titleholder Company.

S & B INVESTMENTS, INC.

By: _____ (CORPORATE SEAL)

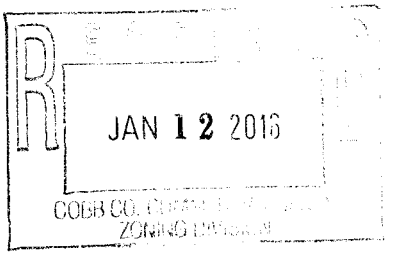
ATTACHMENT TO APPLICATION FOR OTHER BUSINESS

Application No.: OB- 2
BOC Hearing Date: Feb. 16, 2016

Applicant: S & B INVESTMENTS, INC.

Titleholder: S & B INVESTMENTS, INC.

PIN#: 01007300150



PROPERTY OWNER'S CERTIFICATION

The undersigned(s) below, or as attached, is the owner of the property considered in this application.

Signature of Owner 1-12-16 Date

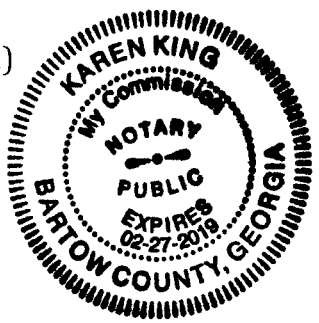
Printed Name: SURESH PARMAR

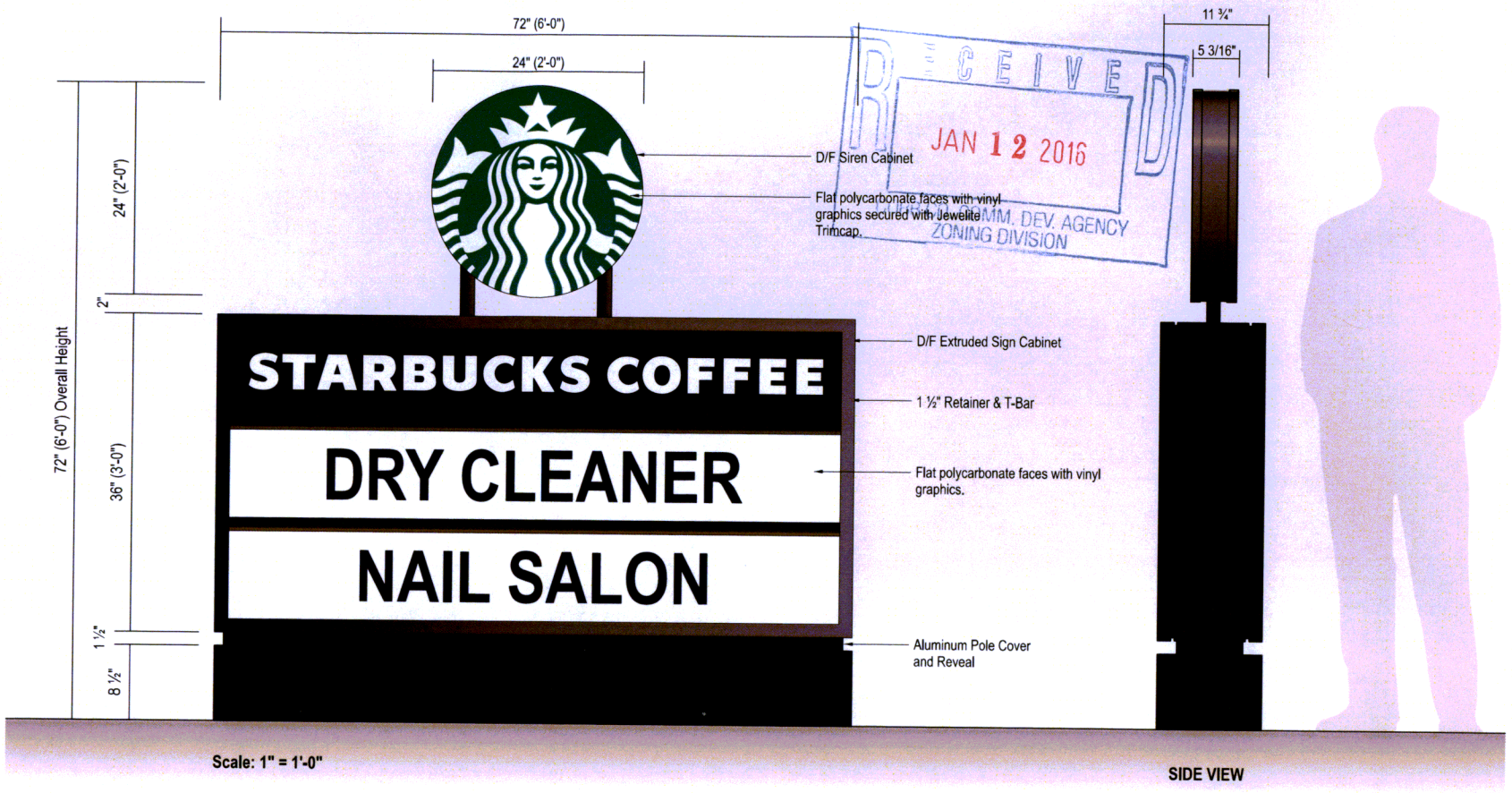
Address: 2698 WOODLAND BROOK LANE SE
ATLANTA GA 30339-1570

Telephone No.: (404) 933 3694

Signature of Notary Public Date 1-12-16

(Notary Seal)





Scale: 1" = 1'-0"

SIDE VIEW

SCOPE OF WORK:
Manufacture and install D/F Monument Sign.

DESCRIPTION:
- All cabinets are constructed from aluminum with painted finishes.
- All faces are polycarbonate with surface applied vinyl graphics. Tenants are TBD.
- All cabinets are internally illuminated with white LED modules.
- Monument sign installs via direct burial on steel post in concrete footer as required by local code.

COLOR SCHEDULE:
- Pantone 419 Black (RAL 7021M) satin
- 3M 7725-12 Black Vinyl
- 7328 White polycarbonate
- Vinyl to match PMS 3425 Green

SQUARE FOOTAGE:
Siren - 24" x 24".....4.0 sq ft
Tenant - 36" x 72".....18.0 sq ft
TOTAL.....22.0 sq ft

Starbucks #8215: 31 Johnson's Ferry Rd. - Marietta, GA

D/F Monument Sign with Tenants

atlas SIGN INDUSTRIES
THE SIGN OF PERFORMANCE

CORPORATE HEADQUARTERS
1077 West Blue Heron Blvd., West Palm Beach, FLA 33404
Phone: (561)863-6659 / (800)772-7932 Fax: (561)863-4294

NORTHEAST DIVISION
707 Commerce Dr., Concord, NC 28025
Phone: (704)788-3733 / (800)772-7932 Fax: (704)788-3843

www.atlassignindustries.us

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Drawing No.	61209-1
Sheet No.	(1) OF (1)
Date	09 / 10 / 2015
Path	Food & Bev | Starbucks | GA | Marietta
PM	Tim Stout
Drawn By	J. Seeger
Scale	As Shown
Revision 1	9 / 24 / 15 By TD
Revision 2	10 / 27 / 15 By TD
Revision 3	
Revision 4	
Revision 5	

UNDERWRITERS LABORATORIES INC. LISTED

Approved by: _____

Date: _____

- ☐ APPROVED AS SHOWN
- ☐ APPROVED AS NOTED
- ☐ CORRECT & RESUBMIT

OB-002-2016
Proposed Sign

RECEIVED
JAN 12 2016
COBB COUNTY COMMUNITY DEVELOPMENT AGENCY
ZONING DIVISION

OTHER BUSINESS (CONT.)

O.B. 27 **(CONT.)**

- **Site plan received by the Zoning Division April 15, 2014 with District Commissioner approving minor modifications (attached and made a part of these minutes)**
- **All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

VOTE: **ADOPTED** unanimously

O.B. 28 To consider a stipulation amendment for S & B Investments, Inc. regarding property located at the northwest intersection of Johnson Ferry Road and Paper Mill Road, in Land Lots 73 and 81 of the 1st District.

Mr. Pederson provided information regarding the stipulation amendment for a ground based monument sign and for building awnings. The public hearing was opened and there being no speakers, the hearing was closed. Following presentation and discussion, the following motion was made:

MOTION: Motion by Ott, second by Goreham, to **approve** Other Business Item No. 28 for stipulation amendment for S & B Investments, Inc. regarding property located at the northwest intersection of Johnson Ferry Road and Paper Mill Road, in Land Lots 73 and 81 of the 1st District **subject to:**

- **Letter from Mr. Garvis L. Sams, Jr. dated April 15, 2014, including sign renderings and awning (attached and made a part of these minutes)**
- **Cobb DOT: recommend the sign be placed outside the sight triangle**
- **All previous stipulations and conditions, *not otherwise in conflict*, to remain in effect**

VOTE: **ADOPTED** unanimously

Clerk's Note: *Commissioner Ott requested that DOT staff review the possibility of removing the bus stop formerly used for the discontinued route 65.*

O.B. 29 To consider a stipulation amendment for Village Center, Inc. regarding rezoning application Z-176 of 2004 (Village Center, Inc) for property located on the west side of Johnson Ferry Road, north of Paper Mill Road, in Land Lots 73 and 81 of the 1st District.

Min. Bk. 72 Petition No. 0828
Doc. Type letter of agreeable conditions
Meeting Date 5/20/14

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

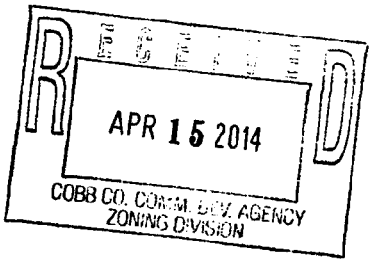
JUSTIN H. MEEKS

SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

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

SLHB-LAW.COM

April 15, 2014



VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
1150 Powder Springs Road, Suite 400
Marietta, GA 30064

Re: Other Business Application of S & B Investments Inc. to amend Other Business #3 of S & B Investments Inc. approved by the Board of Commissioners on September 18, 2012 which amended Other Business #1 (Starbucks) approved on September 19, 1995.

Dear John:

This firm has been engaged by and represents S & B Investments Inc. concerning the above-captioned Application. In that regard, enclosed please find the Other Business Application and related documentation, correspondence, and minutes from two (2) Other Business Applications which were heard in September of 1995 and September of 2012, respectively. Also enclosed is a check made payable to Cobb County in the sum of Three Hundred Fifty-Nine Dollars ($359.00) representing the Application and sign fee.

By way of explanation, you will recall that the subject property is part of a larger tract (Paper Mill Village) which is zoned Future Commercial. On May 7, 1982 the Superior Court of Cobb County allowed a mixed-use development to be constructed at this northwest intersection of Johnson Ferry Road and Paper Mill Road. The order allowed the development subject to it conforming a conceptual site plan, renderings, drawings and covenants between Cobb County, area residents and the developer at that time.

On February 9, 1993, the Board of Commissioners ("BOC") approved an amendment to the original bank use which allowed for a dry cleaners and retail space. On September 19, 1995, the BOC approved a request by Starbucks coffee to amend the court ordered agreements and to build a coffee shop and bagel/deli in lieu of the originally planned dry cleaners.

Petition No. OB 28
Meeting Date 5/20/14
Continued

SAMS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP

VIA EMAIL

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
April 15, 2014
Page 2

After the bagel lease expired, Starbucks subleased the space to a dry cleaners and, after that lease expired, the space was subleased to a home improvement shop. However, that lease expired and a dry cleaners and nail salon were approved by the BOC on September 18, 2012 (OB No. 3). Now, to the present time, Starbucks is desirous of gaining better exposure by constructing a ground-based, monument-style sign on Johnson Ferry Road. Additionally, S & B Investments wants to replicate its existing awning with an awning in the middle of the building and on the right side of the building.

Attached is documentation depicting the proposed signage and awnings. For your information, I have been in contact with Representatives of the Chattahoochee Plantation Community Association ("CPCA") to advise that group of these matters. We are asking that the Application be placed on the May 20, 2014 BOC Other Business agenda. Please advise me when the notification signage is ready so that I can ensure that the subject property is properly posted. In the interim, please do not hesitate to call should you have any questions whatsoever regarding these matters. With kind regards, I am

Very truly yours,

SAMS, LARKIN, HUFF & BALLI, LLP

Garvis L. Sams, Jr.
gsams@slhb-law.com

GLS,Jr./dsj
Enclosures
Cc: Mr. Robert J. Ott, Commissioner (via email w/attachments)
Ms. Kim Swanson (via email w/attachments)
Mr. Joseph Gavalis, CPCA (via email w/attachments)
Mr. Suresh Parmar, S & B Investments (via email w/attachments)

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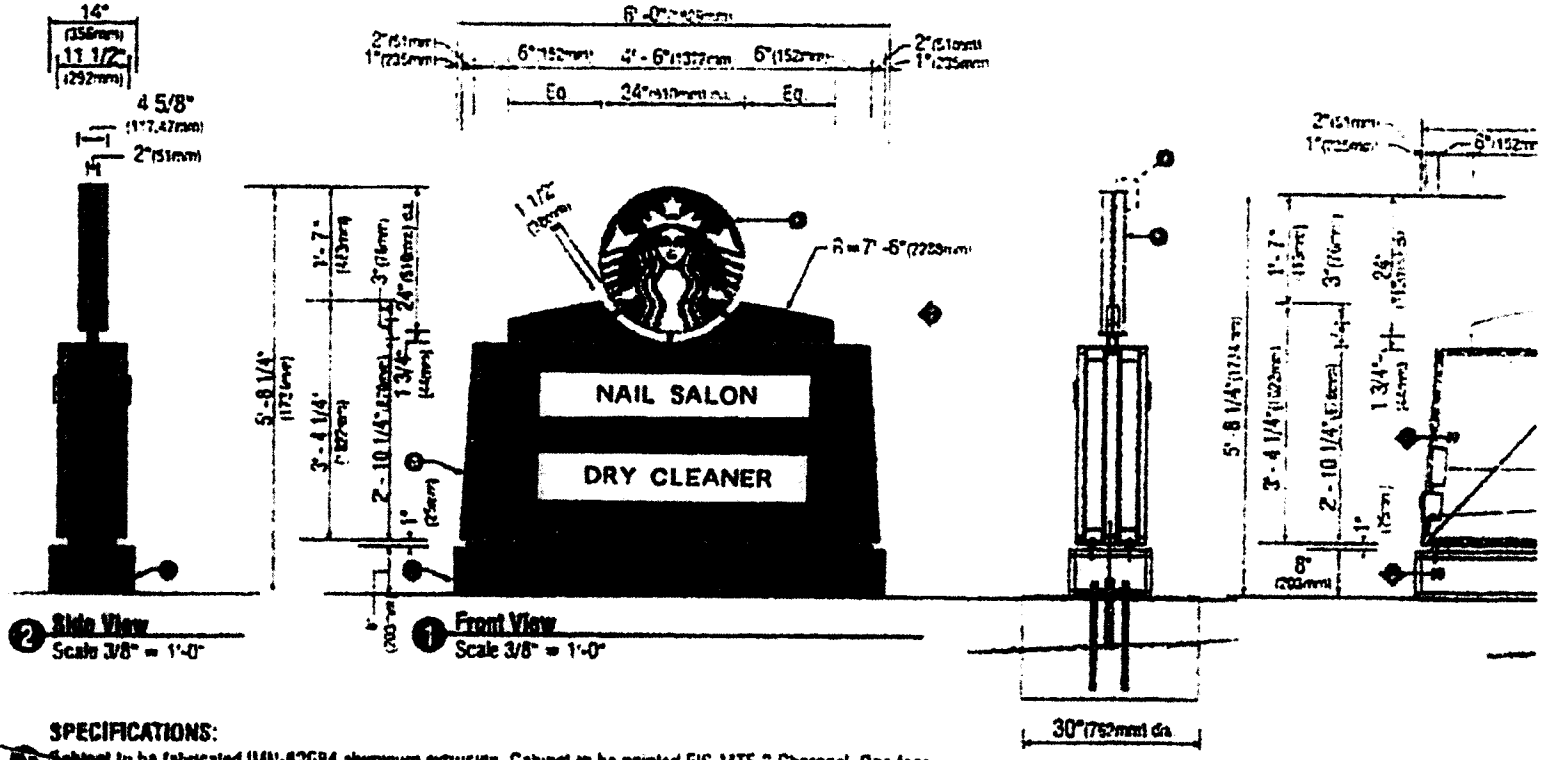

2 Side View
Scale 3/8" = 1'-0"

1 Front View
Scale 3/8" = 1'-0"

3 Section View

4 Internal Section View

SPECIFICATIONS:

1. Cabinet to be fabricated MAN-62GR4 aluminum extrusion. Cabinet to be painted EIS-MTF-3 Charcoal. One face of cabinet to be removable for service access. Face to have EX-30 extrusion return and secured to cabinet side

Petition No. 08-28
Meeting Date 5/22/14
Continued