

APPLICANT: Vinings Health Park, LP

PETITION No.: V-35

PHONE: 678-282-0220

DATE OF HEARING: 4-12-2017

REPRESENTATIVE: Joe Young

PRESENT ZONING: OS

PHONE: 678-282-0220

LAND LOT(S): 748

TITLEHOLDER: Cobb Hospital, Inc.

DISTRICT: 17

PROPERTY LOCATION: On the northeast side of Atlanta Road, north of Interstate 285 (4441 Atlanta Road).

SIZE OF TRACT: 11.09 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the maximum size of a directional sign from the required 3 square feet to 10 square feet for sign 106.3 and to 18 square feet for sign 106.15; 2) waive the minimum distance between freestanding signs from the required 150 feet to 71 feet; and 3) waive the maximum allowable sign area from 300 square feet to 419 square feet.

OPPOSITION: No. OPPOSED **PETITION No.** **SPOKESMAN**

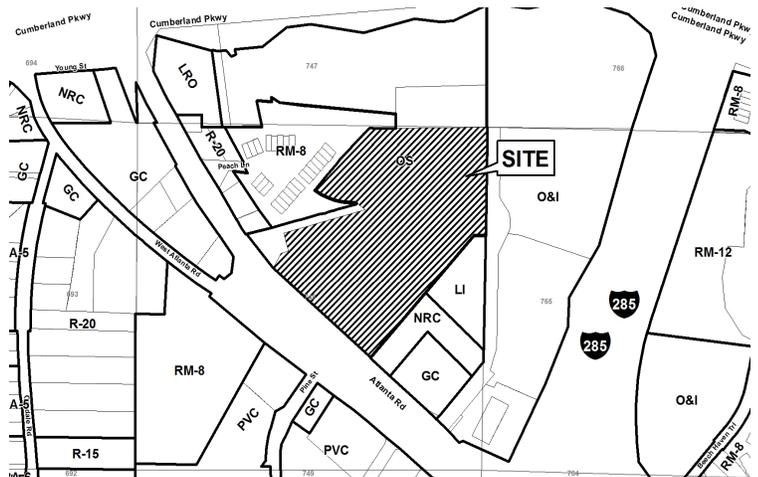
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Vinings Health Park, LP **PETITION No.:** V-35

COMMENTS

TRAFFIC: Recommend directional signs and monument signs to be located outside of the right-of-way.

Recommend signs be installed where it will not impede the line of sight for the driveways or roadways. Recommend sight distance triangles be included on final plans.

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No comments.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: The subject property is located in the Atlanta Road Design Guidelines area. The applied new signage meets the standards of the guidelines; therefore, no action is requested per guidelines.

CEMETERY PRESERVATION: No comments.

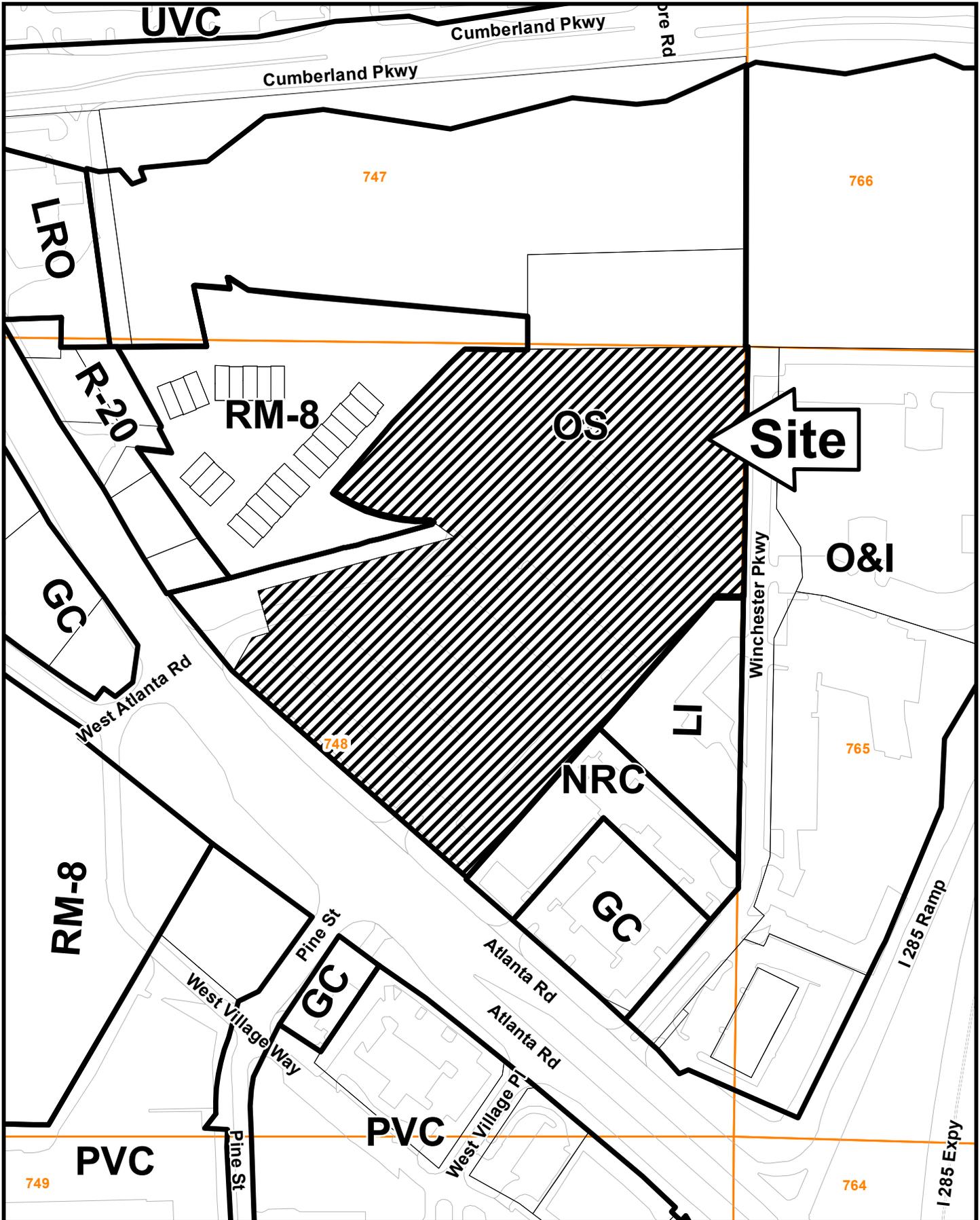
WATER: No conflict.

SEWER: No conflict. All signs appear to be located adequate distance from sewer easement (Delivery entrance).

APPLICANT: Vinings Health Park, LP **PETITION No.:** V-35

FIRE DEPARTMENT: No comments.

V-35-2017-GIS



This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

City Boundary
Zoning Boundary

Application for Variance Cobb County

(type or print clearly)

Application No. V-35
Hearing Date: 4-2-17

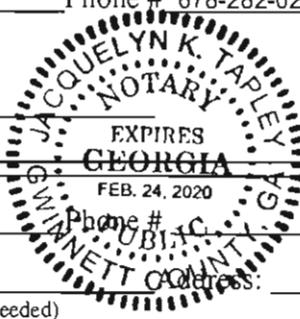


Applicant Vinings Health Park, LP Phone # 678-282-0220 E-mail joe.young@meadowsandohly.com

Joe Young (representative's name, printed) Address 275 Scientific Drive, Suite 1000 Peachtree Corners, GA 30092
(street, city, state and zip code)

Joe Young (representative's signature) Phone # 678-282-0220 E-mail joe.young@meadowsandohly.com

My commission expires: Feb. 24, 2020



Signed, sealed and delivered in presence of:
Jacquelyn K. Tapley Notary Public

Titleholder _____ Phone # _____ E-mail _____

Signature _____ (attach additional signatures, if needed) _____
(street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Present Zoning of Property OS

Location 4441 Atlanta RD SE, Smyrna, GA 30080
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 747, 748 District 17 Size of Tract 11.089 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property _____ Shape of Property _____ Topography of Property _____ Other _____

Does the property or this request need a second electrical meter? YES _____ NO X _____.

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance:

The entrance and ground based campus freestanding signage at Vinings Health Park as designed and proposed will be on each side of the main entrance, with clear visibility from both North and South bound traffic traveling on Atlanta Road. The center median in the road is not wide enough to accommodate a two-sided freestanding monument and the concern of visibility and safety was also taken into consideration when designing. The structures designed are also consistent with the WellStar branding at East Cobb Health Park.

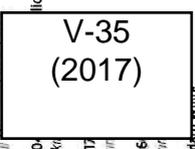
List type of variance requested: We are requesting a variance for road frontage signage on both Atlanta Rd which would allow the installation of more than one freestanding sign within 200 feet of each other. Provided on the attached drawings and site plans with placements, you'll see we've provided the full campus sign package as well as the entrance monuments for your records. According to Cobb County Zoning, the only signs that are not in compliance are 101-1, 101-2, 106-3 and 106-15 which are shown on the second page of the package with distances called out. The rest of the package is provided for details on size set back and installation specs. set back and installation specs.

CONTACTS

Travis Epperson | Windows & Sills
Jim Lude | Wellstar
Mark Dyer | Carcoshyl
Bryan Umbard | Bezzeff & Genie

Colors & Materials

- A1- MP15787 Golden Sage
VHP- Wall Paneling Matched
- A2- MP43251 Toque White
VHP- Light Stone Veneer Matched
- A3- MP04991 Brown County
VHP- Dark Brick Matched
- A4- MP18073 Pale Silver Metallic
VHP- Mullion & Eave Matched
- A5- MP1194 Dark Horse
ECHP- Large Horizontal, Brown
- A6- MP0702 Deep River
ECHP- Small
- A7- MP200...
ECHP- Park
- A8- MP0617
ECHP- Park
- A9- MP066...
ECHP- Park
- A10- Standard...
Satin Finish
- A11- Standard Black
Satin Finish
- A12- MP15026 Firebreathing Red
Satin Finish

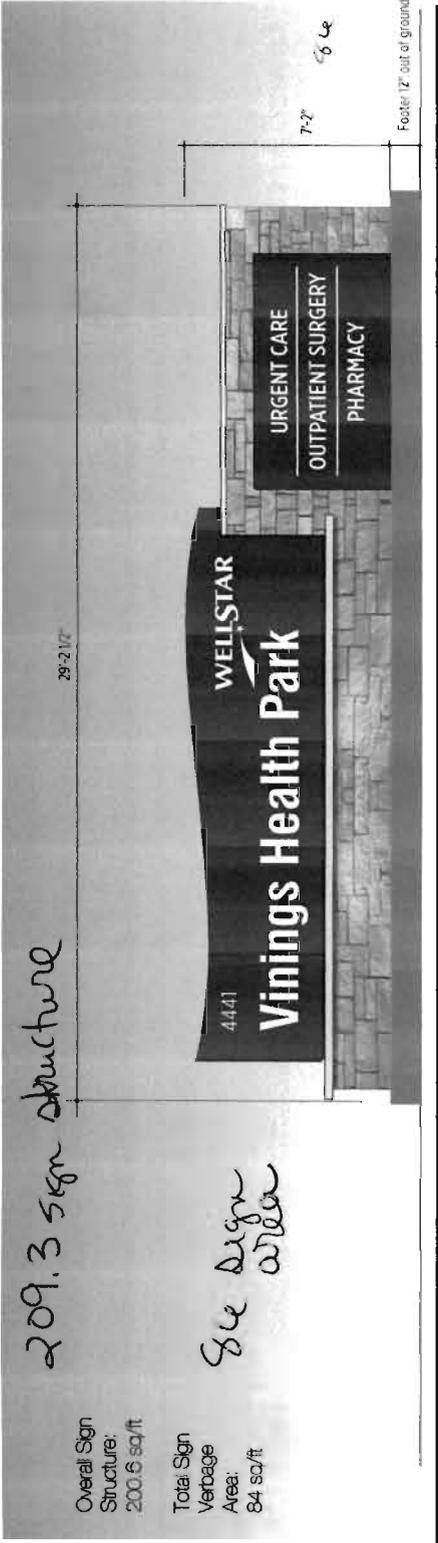


41SOUTH
CREATIVE

1784 427 3222 | 1784 427 3222
1784 427 3222 | 1784 427 3222

© 2017 South Creative, LLC
This document is the property of South Creative, LLC. It is to be used only for the project and site identified herein. All other rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of South Creative, LLC.

Revision 1.26.16



209.3 sign structure
See sign area

Overall Sign Structure:
200.6 sq/ft
Total Sign Verbage Area:
84 sq/ft

101.1 Flattened Elevation - West Entry (Left Monument)
Scale: 1/48



209.3 sign structure
See sign area

Overall Sign Structure:
200.6 sq/ft
Total Sign Verbage Area:
84 sq/ft

101.2 Flattened Elevation - East Entry (Right Monument)
Scale: 1/48



Vinings Health Park
Smyrna, Georgia

V-35
(2017)

04/Nov/2016 Pricing 3

CARUSODRIVE (770) 794-6560
358 Peach Street, Suite 700B www.carusodrive.com
Marietta, Georgia 30066

Copyright 2016 By Caruso & Dwyer Design Group, Inc. All Rights Reserved. This Document & The Designs Illustrated Are The Property Of Caruso & Dwyer Design Group, Inc. It Is To Be Used Only For The Specific Project Indicated. No Part Of This Document Is To Be Used For Any Other Project. In Witness Whereof, I Have Signed This Document At My Office In Marietta, Georgia On 11/11/16. Caruso & Dwyer Design Group, Inc. Compensation To Caruso & Dwyer Design Group, Inc.

Sign Type 106.0
Campus Directional
Sign

106.3



A Typical Sign Unit Elevation/Installation Scenario
Scale: 1/2" = 1'-0"



Vinings Health Park
Smyrna, Georgia

V-35
(2017)

04-Nov-2016 Pricing

CARUSODRIVE (P) 770.750.0360
380 Rowland Street, Suite 270B Marietta, Georgia 30060
www.carusodrive.com

Copyright 2015 By Caruso & Dye Design Group, Inc.
All Rights Reserved. This Document & The Designs
Illustrated Are The Property Of Caruso & Dye Design
Group, Inc. It Is To Be Used Only For The Specific
Project Identified Or Referred To Herein And Is Not To
Be Used For Any Other Project Without The
Express Written Approval, With And
Compensation To Caruso & Dye Design Group, Inc.

Sign Type 104.0
Campus Directional
Sign

106.15



Sign Face Area:
3' x 4' 12 sq/ft total

Overall Structure:
20 sq/ft

18 sq ft

A Typical Sign Unit Elevation/Installation Scenario
Scale: 1/2" = 1'-0"



Vinings Health Park
Smyrna, Georgia

V-35
(2017)



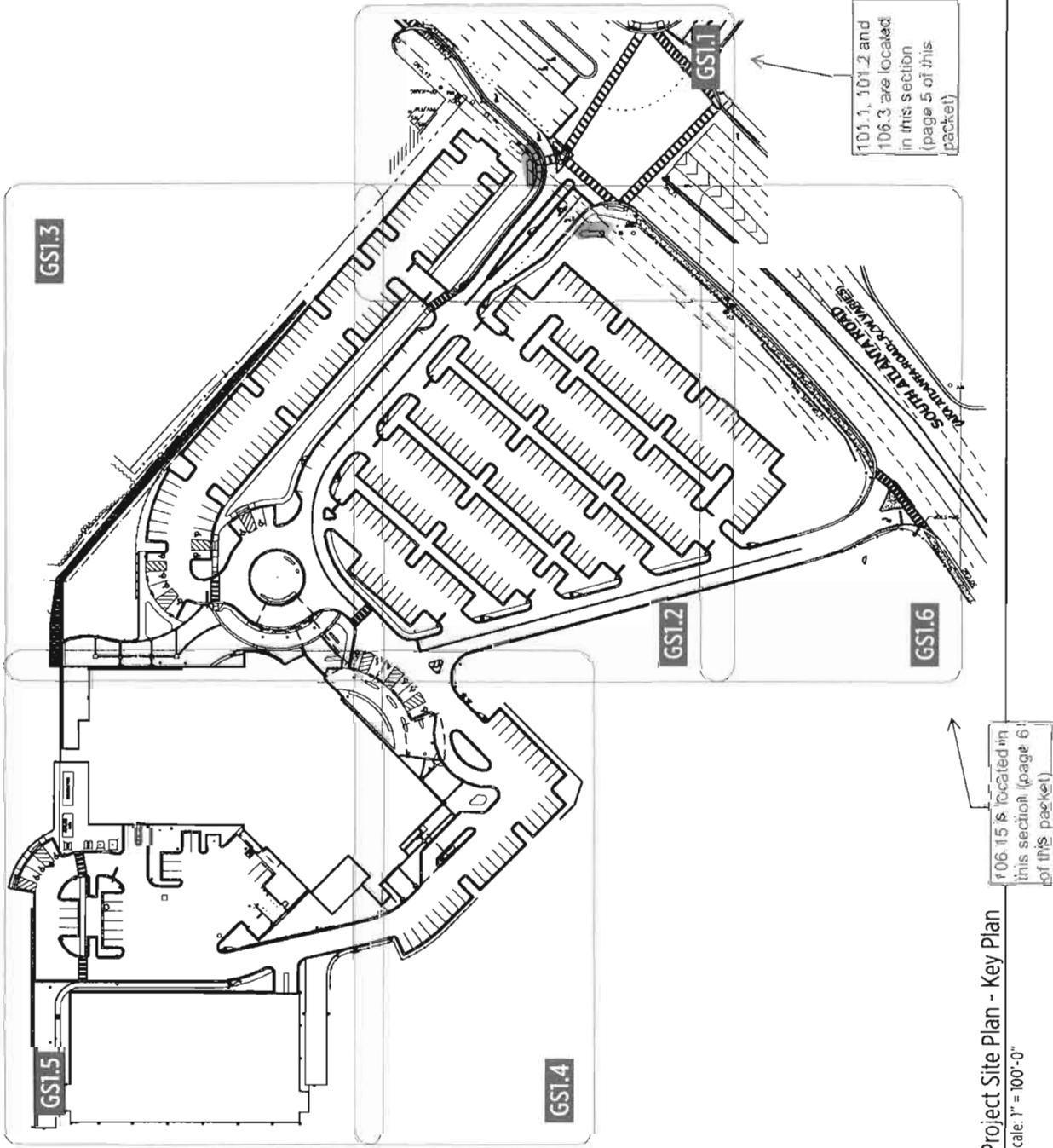
04/Nov/2016 Pricing

CARUSODRYE (973) 734-0300
338 North Main Street, Suite 217B
Marietta, Georgia 30066

Copyright 2016 By Caruso & Drye Design Group, Inc.
All Rights Reserved. The Documents & The Designs
Illustrated Are The Property Of Caruso & Drye Design
Group, Inc. It Is To Be Used Only For The Specific
Project And Site Indicated. No Part Of These Documents
Shall Be Used For Any Other Project, In Whole Or In Part,
Except By Express Written Agreement With And
Compensation To Caruso & Drye Design Group, Inc.

Key Plan

GS1.0



GS1.0 | Project Site Plan - Key Plan

Scale: 1" = 100'-0"



Vinings Health Park
Smyrna, Georgia

V-35
(2017)



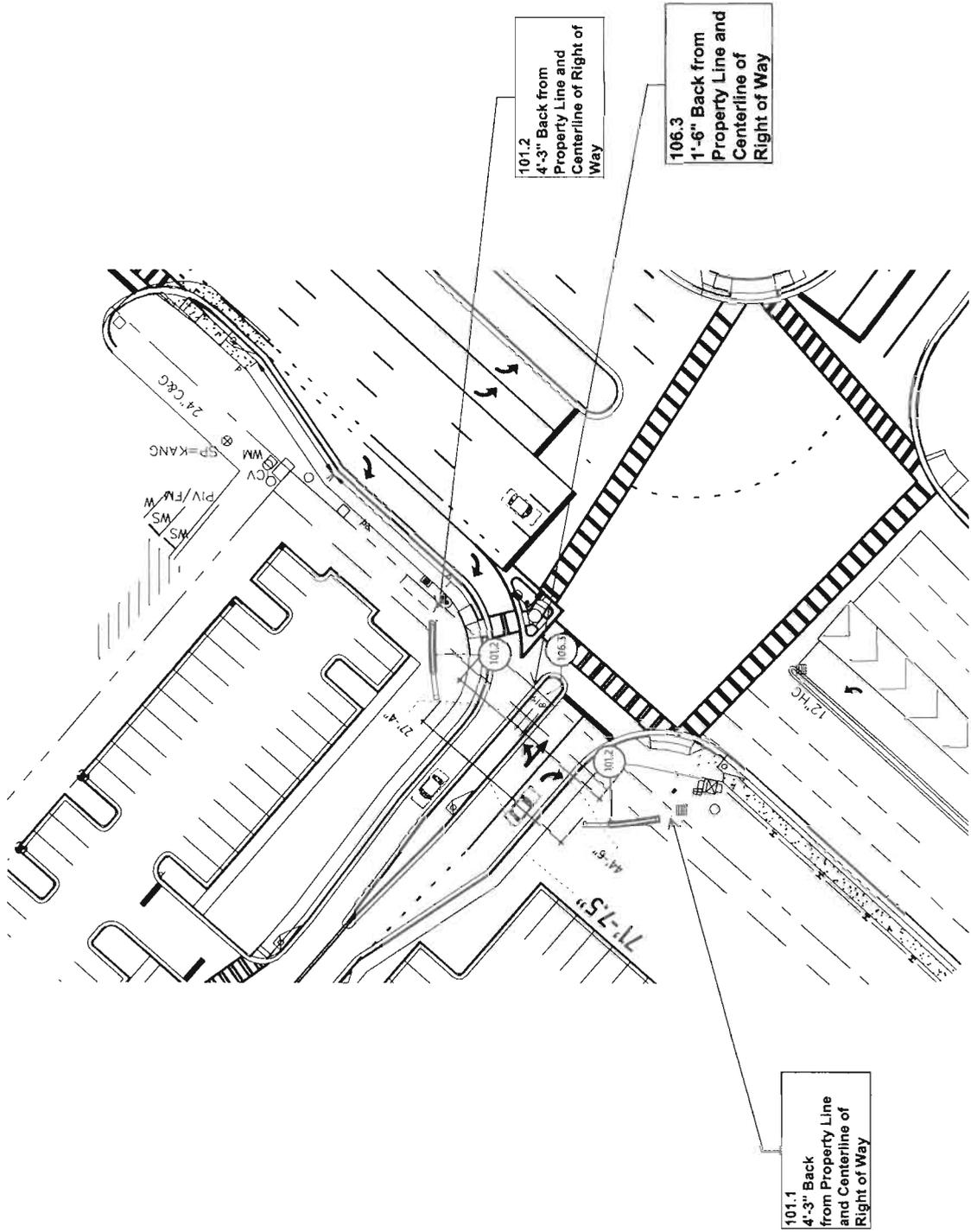
04/Nov/2016 P/rom

CARUSODRYE (P) 770.794.0360
358 Howell Street, Suite 207B Marietta, Georgia 30060
www.carusodrye.com

Copyright 2016 By Caruso & Drye Design Group, Inc. All Rights Reserved. This Document & The Designs Illustrated are The Property Of Caruso & Drye Design Group, Inc. No Part Of This Document Or Project Identified Or Referenced Is Intended To Be Used For Any Other Project, In Whole Or Part, Except By Express Written Agreement With And Compensation To Caruso & Drye Design Group, Inc.

Site Signage
Sector One

GS1.1



GS1.1 Sign Location Plan - Sector One
Scale: 1" = 40'-0"



Vinings Health Park
Smyrna, Georgia

V-35
(2017)

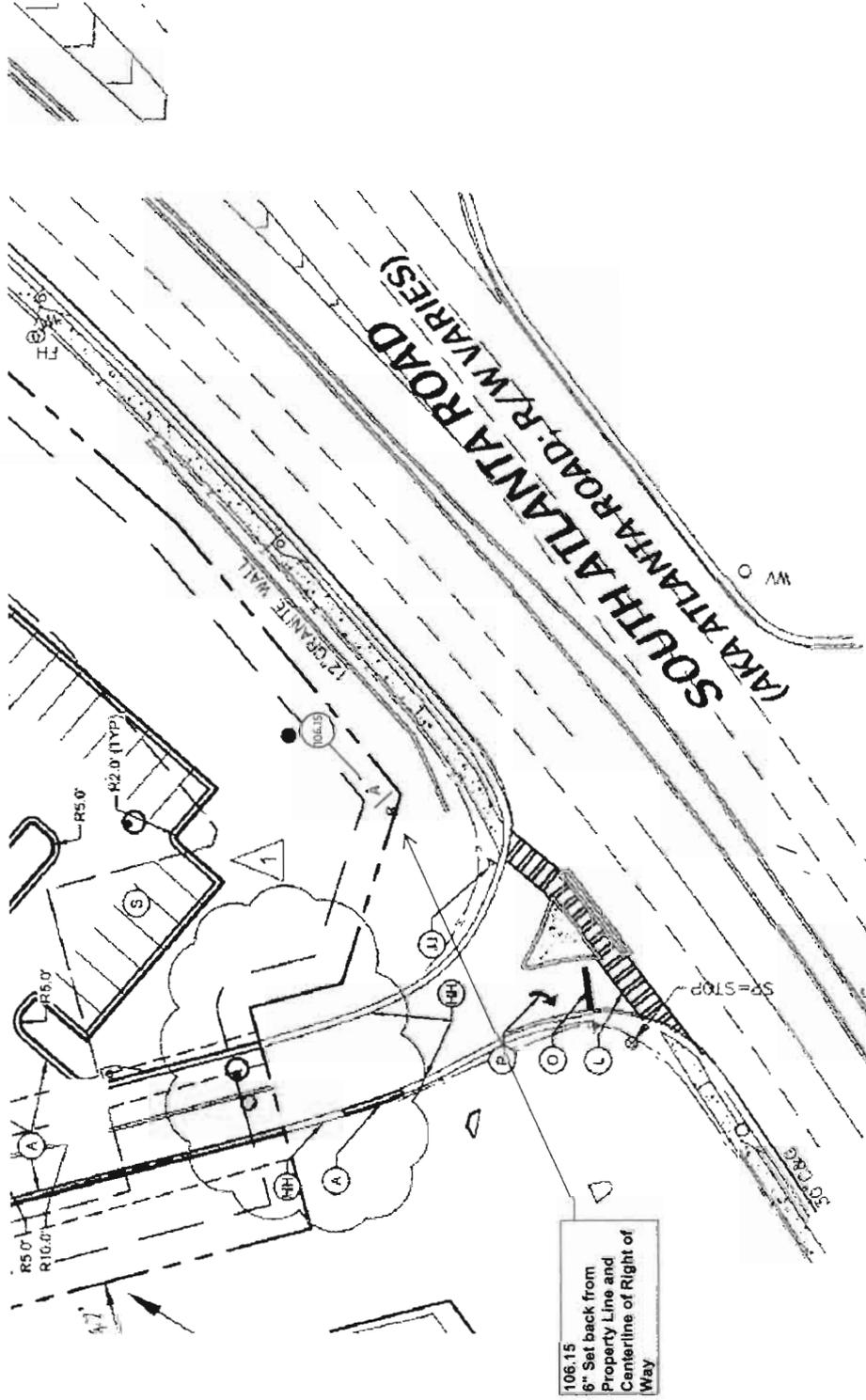
Sign Loc



DATE: Nov/2016 FILE:

Site Signage
Sector Six

GS1.6



GS1.6 | Sign Location Plan - Sector Six
Scale: 1" = 40'-0"