

**SEPTEMBER 19, 2017 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2**

ITEM # 039

PURPOSE

To consider amending the site plan for Amor Design Studios for Fork U Concepts regarding rezoning application #191 (H. Stanley Windham) of 1978, for property located on the south side of Johnson Ferry Road, east of East Cobb Drive in Land Lot 901 of the 16th District (1275 Johnson Ferry Road).

BACKGROUND

The subject property was rezoned to General Commercial (GC) in 1978 for a restaurant, subject to the site plan submitted. Any change in the site plan must come back to the Board of Commissioners as an Other Business item. The Caribou Coffee restaurant is closed and the applicant would like to open up a Taqueria Tsunami restaurant on this property. In order to do so the applicant needs to revise the parking lot to construct six additional parking spaces (from 36 to 42 parking spaces), and the applicant would also like to remove the drive thru window. If approved, all other zoning stipulations would remain in effect.

STAFF COMMENTS

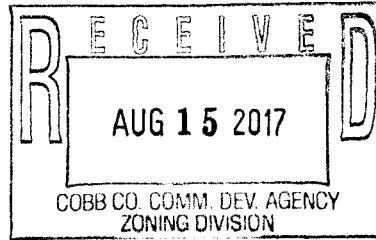
Cobb DOT: Recommend increasing the turn radius at the entrance and exit.

RECOMMENDATION

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

ATTACHMENTS

Other Business application and stipulations.



08-039-2017

Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: 09/19/17

Applicant: Amor Design Studios for Fork U Concepts Phone #: 770-841-4158
(applicant's name printed) studios.com

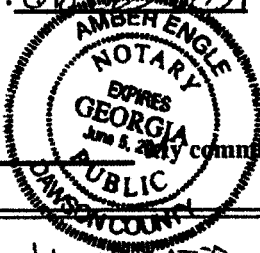
Address: 4045 Admiral Drive, Atlanta 30341 E-Mail: andrew@amordesign.com

Jennifer Pekar Address: 3140 Sinclair Shores Road, Cumming 30041
(representative's name, printed)

[Signature] Phone #: 678-822-3831 E-Mail: pda1981@comcast.net
(representative's signature)

Signed, sealed and delivered in presence of:

Amber Engle commission expires: 6/5/21
Notary Public



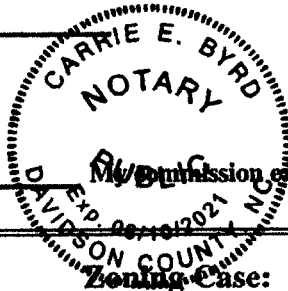
Titleholder(s): SECURITY HOUSING INCORPORATED Phone #: 336 544-2600
(property owner's name printed) P.O. Box 8050

Address: GREENSBORO, NC 27419 E-Mail: ASAMET@SAMETCORP.COM

[Signature]
(Property owner's signature)

Signed, sealed and delivered in presence of:

Carrie E. Byrd commission expires: 8/10/21
Notary Public



Commission District: 2 Zoning Case: 2-191 of 1978

Size of property in acres: 0.70 Original Date of Hearing: 09/19/17

Location: 1275 Johnson Ferry Rd, Marietta, GA 30068
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 16-901 District(s): Cobb / 2

State specifically the need or reason(s) for Other Business: Vacant property located at 1275 Johnson Ferry Rd, Marietta, GA 30068 is being leased by Fork U Concepts as Taqueria Tsunami a new restaurant in the area. Fork U Concepts would like to improve the property by deleting the drive-thru and increasing the number of parking spaces by restriping the parking lot.

(List or attach additional information if needed)

AMOR
 AMOR DESIGN STUDIOS, LLC
 4645 AMARAL DRIVE
 ATLANTA, GA 30341
 (770) 841-1408
 www.amordesignstudios.com

FORK U CONCEPTS
 18 SOUTH PARKWAY SUITE 202
 MARIETTA, GA 30068

TAQUERIA TSUNAMI
 1275 JOHNSON FERRY ROAD
 MARIETTA, GA 30068



REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR CONSTRUCTION	
2	REVISED TO SHOW REVISIONS	
3	REVISED TO SHOW REVISIONS	

AS1
 SHEET NUMBER

NET FLOORSPACE

DESCRIPTION	AREA
GROSS BUILDING	4,374
PERIMETER WALLS	(240)
TOILET ROOMS / CORRIDOR	(979)
UTILITY RAKS / STORAGE RMS	(238)
FINISHES	(500)
OUTDOOR PATIO DINING	3,412
TOTAL NET AREA	2,896

PARKING DEMAND

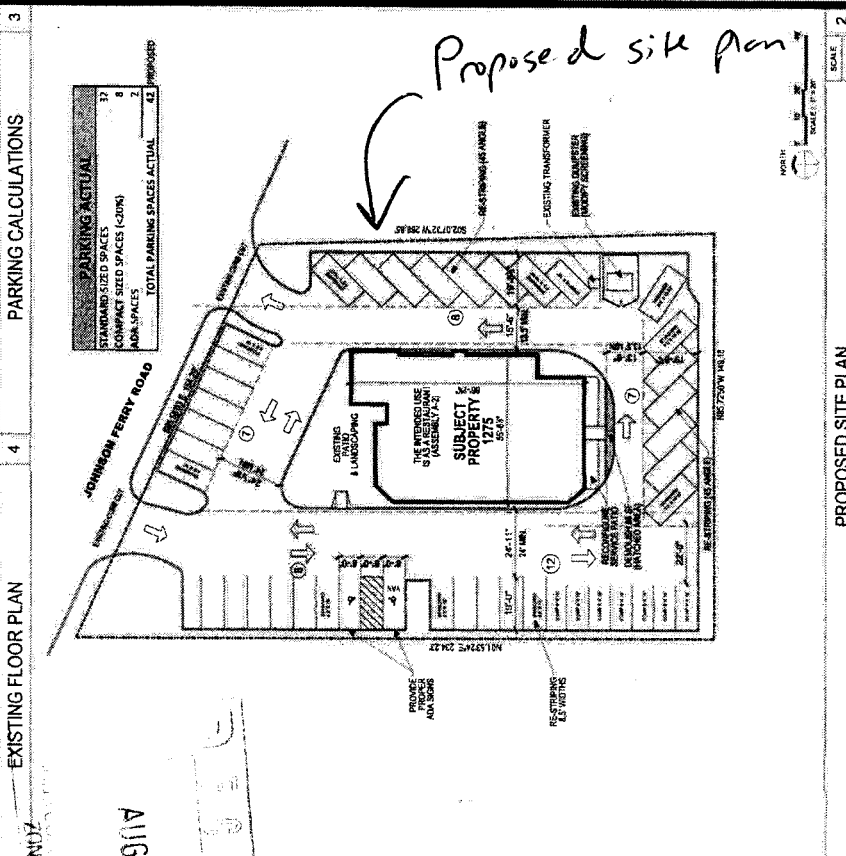
NET FLOORSPACE	3,600
NSF PER PARKING SPACE	100
TOTAL PARKING SPACES REQ'D	36

PARKING CALCULATIONS

STANDARD SIZED SPACES	32
COMPACT SIZED SPACES (C/S)	8
ADA SPACES	2
TOTAL PARKING SPACES ACTUAL	42

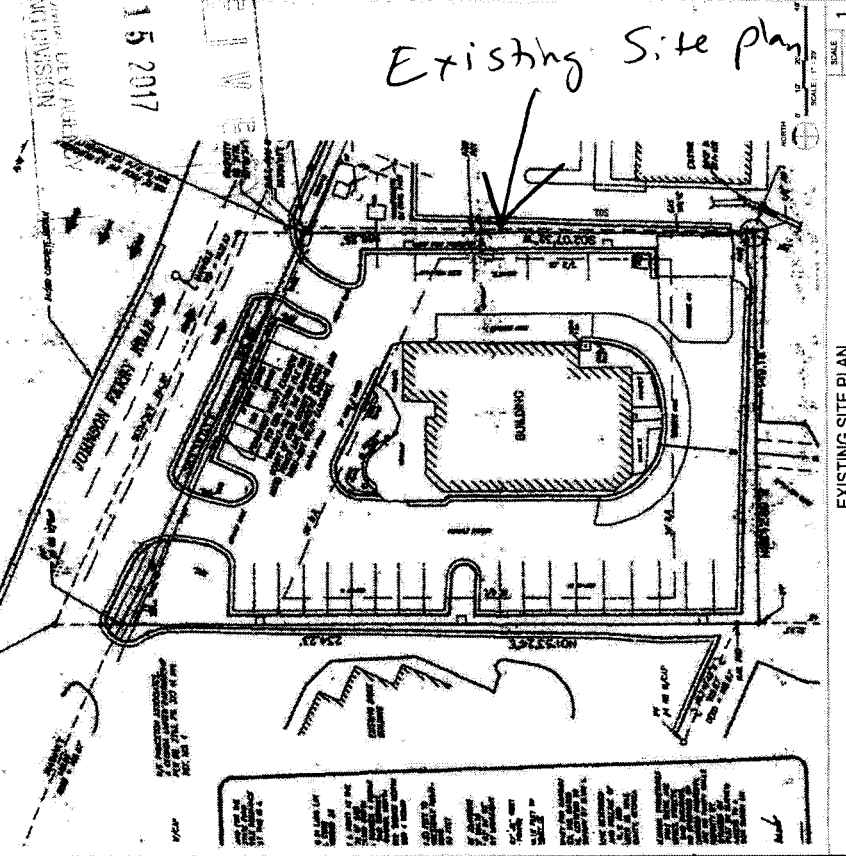
KEY

- EXISTING BUILDING
- EXISTING DRIVEWAY
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING CURB
- EXISTING LANDSCAPE
- EXISTING UTILITY
- EXISTING SIGNAGE
- EXISTING LIGHTING
- EXISTING FENCE
- EXISTING WALL
- EXISTING WINDOW
- EXISTING DOOR
- EXISTING ROOF
- EXISTING FOUNDATION
- EXISTING STRUCTURE
- EXISTING EQUIPMENT
- EXISTING MECHANICAL
- EXISTING ELECTRICAL
- EXISTING PLUMBING
- EXISTING HVAC
- EXISTING INSULATION
- EXISTING GLAZING
- EXISTING PAINT
- EXISTING FINISHES
- EXISTING MATERIALS
- EXISTING LABOR
- EXISTING COSTS
- EXISTING SCHEDULE
- EXISTING RISKS
- EXISTING COMPLIANCE
- EXISTING REGULATIONS
- EXISTING STANDARDS
- EXISTING BEST PRACTICES
- EXISTING INNOVATIONS
- EXISTING SUSTAINABILITY
- EXISTING RESILIENCE
- EXISTING SECURITY
- EXISTING PRIVACY
- EXISTING ACCESSIBILITY
- EXISTING USABILITY
- EXISTING INTERACTIVITY
- EXISTING FEEDBACK
- EXISTING TRANSPARENCY
- EXISTING ACCOUNTABILITY
- EXISTING ETHICALITY
- EXISTING INTEGRITY
- EXISTING HONESTY
- EXISTING FAITHFULNESS
- EXISTING PROMPTNESS
- EXISTING COURTESY
- EXISTING RESPECT
- EXISTING EMPATHY
- EXISTING KINDNESS
- EXISTING PATIENCE
- EXISTING HUMILITY
- EXISTING GRACE
- EXISTING MERCY
- EXISTING GENTLENESS
- EXISTING MILDNESS
- EXISTING MODERATION
- EXISTING SELF-CONTROL
- EXISTING TEMPERANCE
- EXISTING SILENCE
- EXISTING ORDER
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- EXISTING NEATNESS
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- EXISTING EFFECTIVENESS
- EXISTING PRODUCTIVITY
- EXISTING QUALITY
- EXISTING EXCELLENCE
- EXISTING PERFECTION
- EXISTING PASSION
- EXISTING COMMITMENT
- EXISTING DEDICATION
- EXISTING DETERMINATION
- EXISTING PERSEVERANCE
- EXISTING COURAGE
- EXISTING BRAVERY
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- EXISTING COURAGE
- EXISTING BRAVERY



TAX MAP

PROPOSED SITE PLAN



PROPOSED SITE PLAN SCALE: 1" = 20'

EXISTING SITE PLAN SCALE: 1" = 20'

AUG 15 2017

PROPOSED BUILDING
 PROPOSED PARKING SPACES
 PROPOSED DRIVEWAY
 PROPOSED DRIVE
 PROPOSED CURB
 PROPOSED LANDSCAPE
 PROPOSED UTILITY
 PROPOSED SIGNAGE
 PROPOSED LIGHTING
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 PROPOSED BRAVERY

COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES

COBB COUNTY PLANNING COMMISSION

Date of Application August 29, 1978 Date of Hearing, Wed October 4, 1978 1
P

Titleholder Hamilton Mortgage Corporation /S/ [Signature]

Address 5801 Peachtree-Dunwoody Road, Atlanta, GA 30342 Phone 255-1080
PRESIDENT

Applicant H. Stanley Windham /S/ H. Stanley Windham

Address 1965 North Park Place, Atlanta, GA 30339 Phone 952-4000
%The Pinkerton and Laws Company

To Zone From NS To GC LAND USE

FOR THE PURPOSE OF Restaurant

Land Lot (s) 901, District 16th, Sec., 2nd Cobb County, Ga

CONTAINING .769 acres

LOCATED Johnson Ferry Road

This property being more particularly described as follows:

Legal description attached as Exhibit "A".

Recommendation of Planning Commission: 10/4/78 Planning Commission recom-
mended application be approved subject to stipulations placed on the property
at the time of the original zoning of the property. Motion by Bigham,
seconded by Nixon; carried 6-0.

Bill Adams, Chairman

Final Decision of Board of Commissioners: 10/4/78 Board of Commissioners
approved application as stated above, subject to site plan as submitted
showing restaurant with a drive-thru window only. Motion by Lankford,
seconded by Jones; carried 5-0.

Grant W. Barrett, Chairman

See attached pages for action
of 12-20-94 + exhibits
D

PAGE 2 OF 234

APPLICATION NO. #191

ORIGINAL DATE OF APPLICATION: 10-4-78

APPLICANT'S NAME: H. STANLEY WINDHAM

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

OTHER BUSINESS ITEM OF 12-20-94

Item #5

Consideration of a Site Plan Amendment for Krystal Restaurants (Mr. Michael Webb), Application #191 (H. Stanley Windham), for property located on the southwest side of Johnson Ferry Road, at Merchants Walk in Land Lot 901 of the 16th District.

A recently denied rezoning request for subject property was discussed by the Board of Commissioners and Staff. Mr. Danneman defined applicant's request as a slight building reconfiguration and the addition of a separate right-in/right-out curb cut.

BOC DECISION OF DECEMBER 20, 1994:

Following these discussions the Board of Commissioners approved site plan amendment for Krystal Restaurants (originally heard as H. Stanley Windham -- #191 of October 4, 1978) subject to site plan submitted dated December 9, 1994 and marked as Exhibit "A"; 2) previous stipulations of 6-1-77 (application #38) marked as Exhibit "B". Motion by Wysong, second by Thompson, carried 5-0.

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

PAGE 3 OF 34

APPLICATION NO. #191

ORIGINAL DATE OF APPLICATION: 10/78

APPLICANTS NAME: H. STANLEY WINDHAM

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

OTHER BUSINESS ITEM OF 12-19-95:

To consider site plan approval for Caribou Coffee for property located on the west side of Johnson Ferry Road in Land Lot 901 of the 16th District.

Mr. Danneman restated zoning history of site and presented applicant's request to approve site plan for Caribou Coffee.

Following this brief presentation the Board of Commissioners **approved** site plan submitted for Caribou Coffee to be located on the west side of Johnson Ferry Road in Land Lot 901 of the 16th District **subject to: 1) site plan submitted dated December 1, 1995, reduced copy attached and made a part hereof; 2) all other applicable conditions/stipulations of zoning application #191 of 1978 - H. Stanley Windham to remain in effect.** Motion by Wysong, second by Thompson, carried 4-0.

SITE SKETCH

#191 of 1098

PROJECT INFORMATION

Site #: _____
 Address: JOHNSON FERRY ROAD
 City/State: MARIETTA, GEORGIA
 CM: DARRELL HARRIS
 REM: RICHARD KASPAR

Building Type: MS-1
 Required Parking: -
 Provided Parking: 43 PARKS
 Drive-Thru Stack: 7
 Site Square Footage: 31000±

SITE SKETCH CHECKLIST

- | | |
|---|--|
| <input checked="" type="checkbox"/> Property Lines | <input checked="" type="checkbox"/> Traffic Arrows |
| <input type="checkbox"/> Critical Dimensions | <input type="checkbox"/> Adjacent Structures |
| <input checked="" type="checkbox"/> Required Setbacks | <input type="checkbox"/> Elements to Remain |
| <input checked="" type="checkbox"/> Easements | <input type="checkbox"/> Significant Slopes |
| <input type="checkbox"/> Cars in Drive-Thru | <input type="checkbox"/> Retaining Walls |
| <input type="checkbox"/> Signs | <input type="checkbox"/> Offsite Improvements |
| <input type="checkbox"/> Lot Lights | <input checked="" type="checkbox"/> Street Names |
| <input checked="" type="checkbox"/> Trash Enclosure | <input checked="" type="checkbox"/> North Arrow |
| <input checked="" type="checkbox"/> Menu Boards | <input checked="" type="checkbox"/> Graphic Scale |
| <input type="checkbox"/> ADT of Streets | <input type="checkbox"/> Turning Radii |

CONSULTANT

Firm: GONZALEZ - WEBB ENG. INC.
 Contact: MARK GONZALEZ

Phone: (205) 985-7579
 Fax: (205) 985-7513

LAND LOT 901
 18TH DISTRICT
 2ND SECTION

SHOPPING CENTER

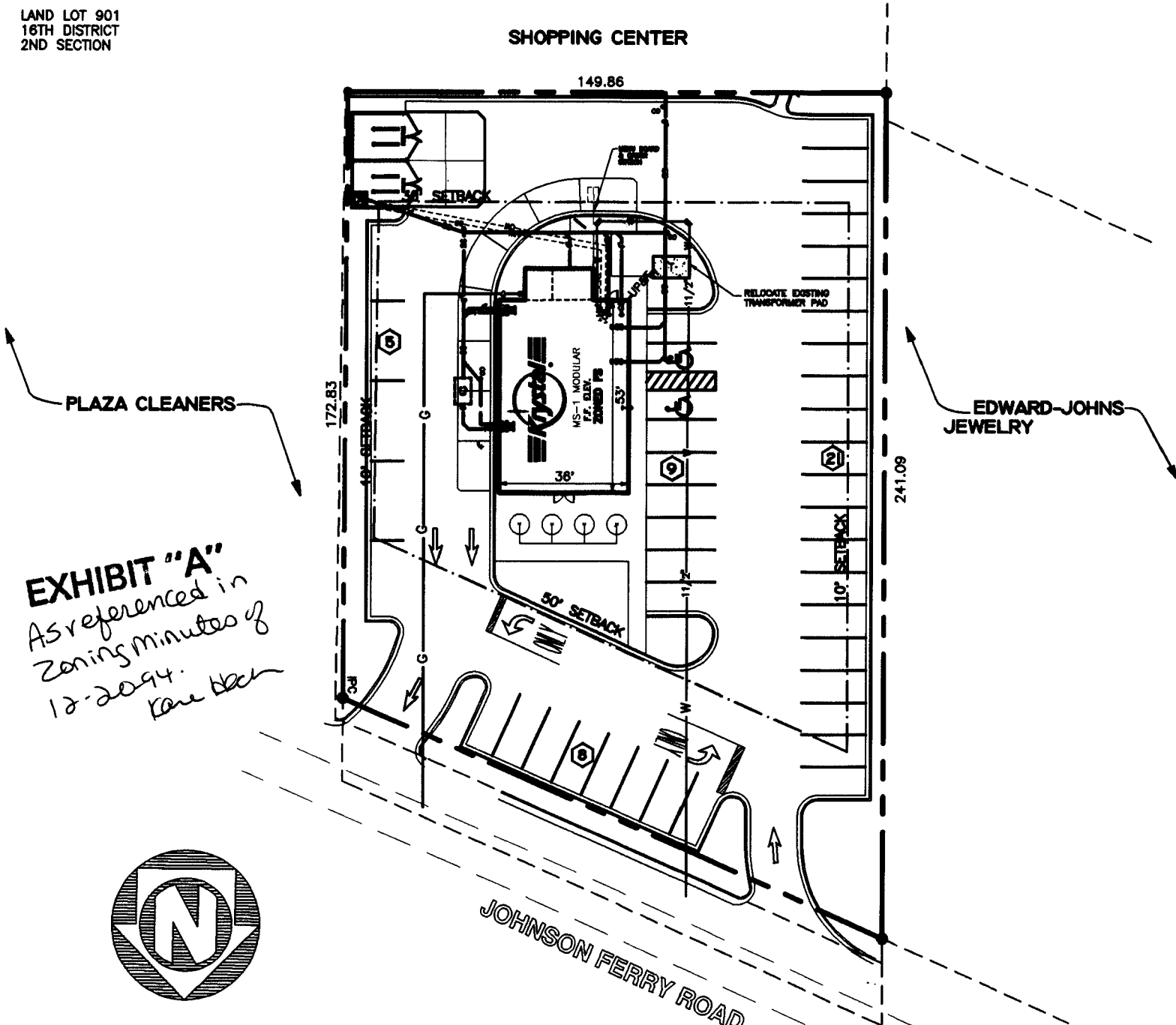
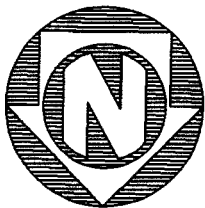


EXHIBIT "A"
 As referenced in
 zoning minutes of
 12-20-94.
 Kane Beck



SCALE: 1"=40'



GRAPHIC SCALE

Sketch Date: 6/24/94
 Revision Date: 10/24/94
 Revision Date: 12/09/94
 Revision Date: _____

Reference:
Application
#38 of 6-1-77

LAMB & ASSOCIATES, INC.
77 PEACHTREE PLACE
ATLANTA, GEORGIA 30309
404 892.3010

May 11, 1977

#191 of 10/78
EXHIBIT "B"
As referenced in
Zoning minutes of
12-20-94. K. Heer
Deputy Clerk

#38

Mr. Earnest Barrett
Chairman, Cobb County Board of Commissioners
Cobb County Court House
Marietta, Ga. 30060

RE: The Rezoning of Herein
Referenced Property Which wa
Submitted at the Public Hear
on May 4, 1977 and Called
Case #38

Dear Mr. Chairman,

This letter and the enclosed attachments are being sent to you, so that the Board of Commissioners may review my compliance with their request. It is my understanding that my zoning application was approved by the Planning Commission and held on a day to day basis pending a bilateral agreement between me and the Indian Hills Civic Association. I have met with members of the Executive Committee of the Association and we agreed as is evidenced by the acknowledgements on the attachments hereto, to the following:

1. Approximately one acre of O & I zoned land shall be excluded from the zoning application and shall remain O & I. The balance of the property shall be zoned NS as requested. (See attached Plot Plan)
2. It is my intention to develop a neighborhood Shopping Center generally as shown on the attached Plot Plan which was drawn by Mr. Theodore Skinner, AIA. The Center shall blend with the architectural integrity of the surrounding area. All tenants will be made aware of the concept of the Shopping Center with due regard to sign control, exterior visual advertisement and exterior lighting.

Specific objectives to be met prior to the issuance of a building permit by the County Building Inspector will include the following areas:

A. Sign Control

- no detached signs
- utilization throughout of "flatwall" signs with no sign protruding above the roof or wall line

- No flashing signs
- Entrance signs into Shopping Center will be limited in size and so constructed of same materials used in the Center construction

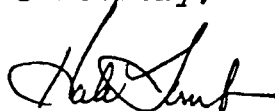
B. Building Materials

- brick or stucco and wood exterior shingled roofs
- quality of materials generally the "medium" price range
- minimum use of plate glass; a minimum use of attractive window treatment consistent with neighborhood concept

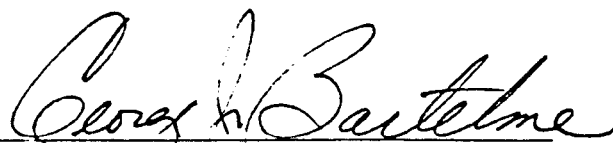
I have presented this letter to the Indian Hills Civic Association and their approval is acknowledged hereon. If the Board of Commissioners require anything further of me, please feel that I am available. Any or all of the agreements contained herein may be attached as covenants to the deed if needed.

Thank you for your attention to this matter.

Sincerely,



Hal W. Lamb

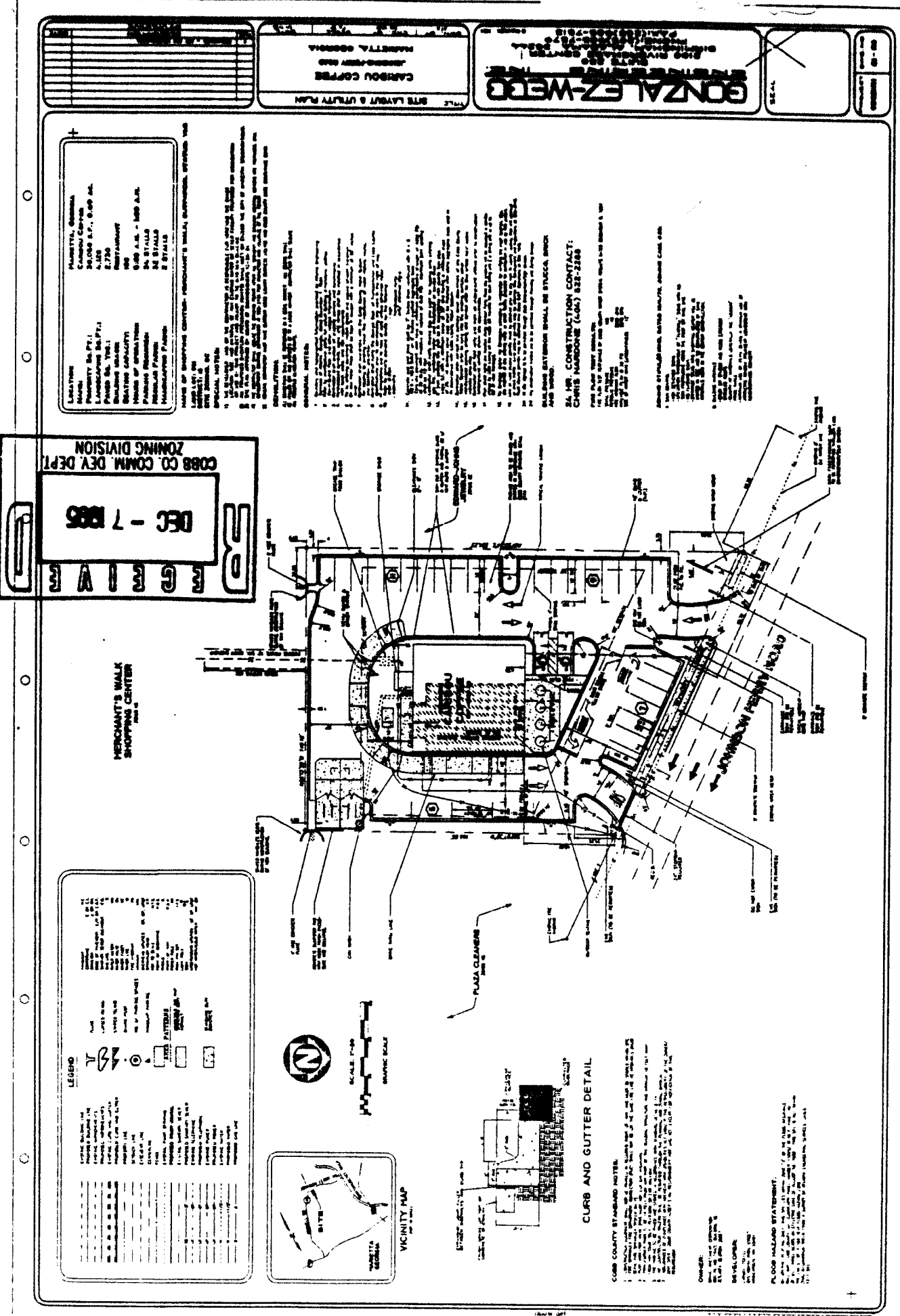


Acknowledged by:

Authorized member of Executive Board
of Indian Hills Civic Association

Large site plan located in zoning file

191 of 1978 On line business As referenced in zoning minutes of 12-19-75



ORIGINAL DATE OF APPLICATION: 10/78

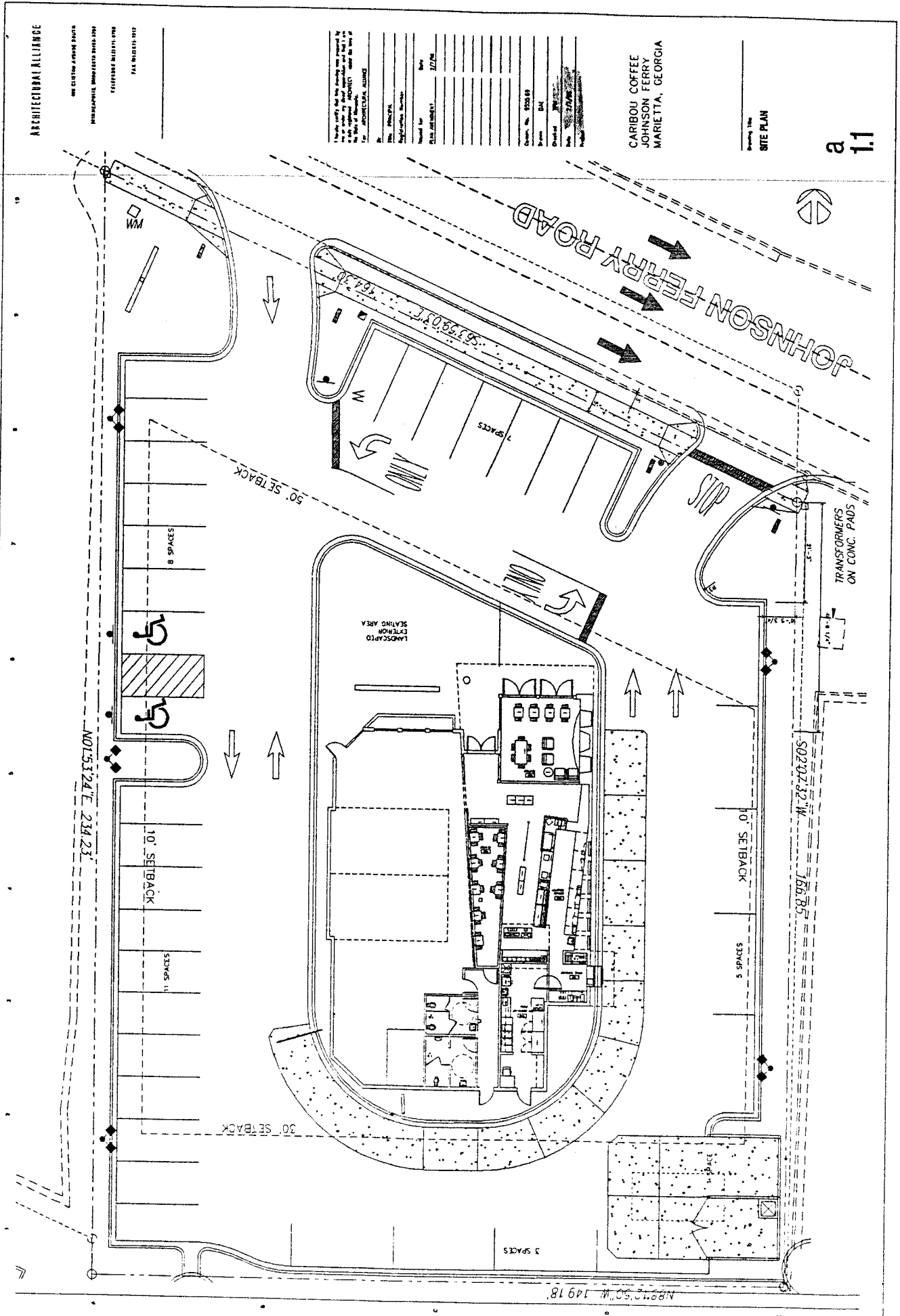
APPLICANTS NAME: H. STANLEY WINDHAM

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

OTHER BUSINESS ITEM OF 2-20-96: For consideration of Site Plan Amendment (#191 of 1978 -- H. Stanley Windham) for Caribou Coffee, property is located in Land Lot 901 of the 16th District, on the west side of Johnson Ferry Road, north of Princeton Walk.

Mark Danneman, Zoning Division Manager, presented applicant's request to increase the building footprint from 3,400 square feet to 4,254 square feet. Mr. Danneman announced that setback requirements can be met. Following this brief presentation the Board of Commissioners **approved** site plan amendment for Caribou Coffee (#191 of 1978 -- H. Stanley Windham) for property located in Land Lot 901 of the 16th District, on the west side of Johnson Ferry Road, north of Princeton Walk **subject to:** 1) **site plan submitted dated February 7, 1996, a reduced copy is attached and made a part hereof;** 2) **all other previously approved conditions/stipulations to remain in effect.** Motion by Wysong, second by Byrne, carried 5-0.

Note: Large site plan in con's file
 #1919 1978 (H. Stanley Lindham) OB, Item # 4
 As referenced in zoning minutes of 2-20-86.
 Can clear



ARCHITECTURAL ALLIANCE
 ONE CUSTOM AVENUE SUITE 100
 BUCKLE UP BLVD. SUITE 100
 FIVE POINTS CITY

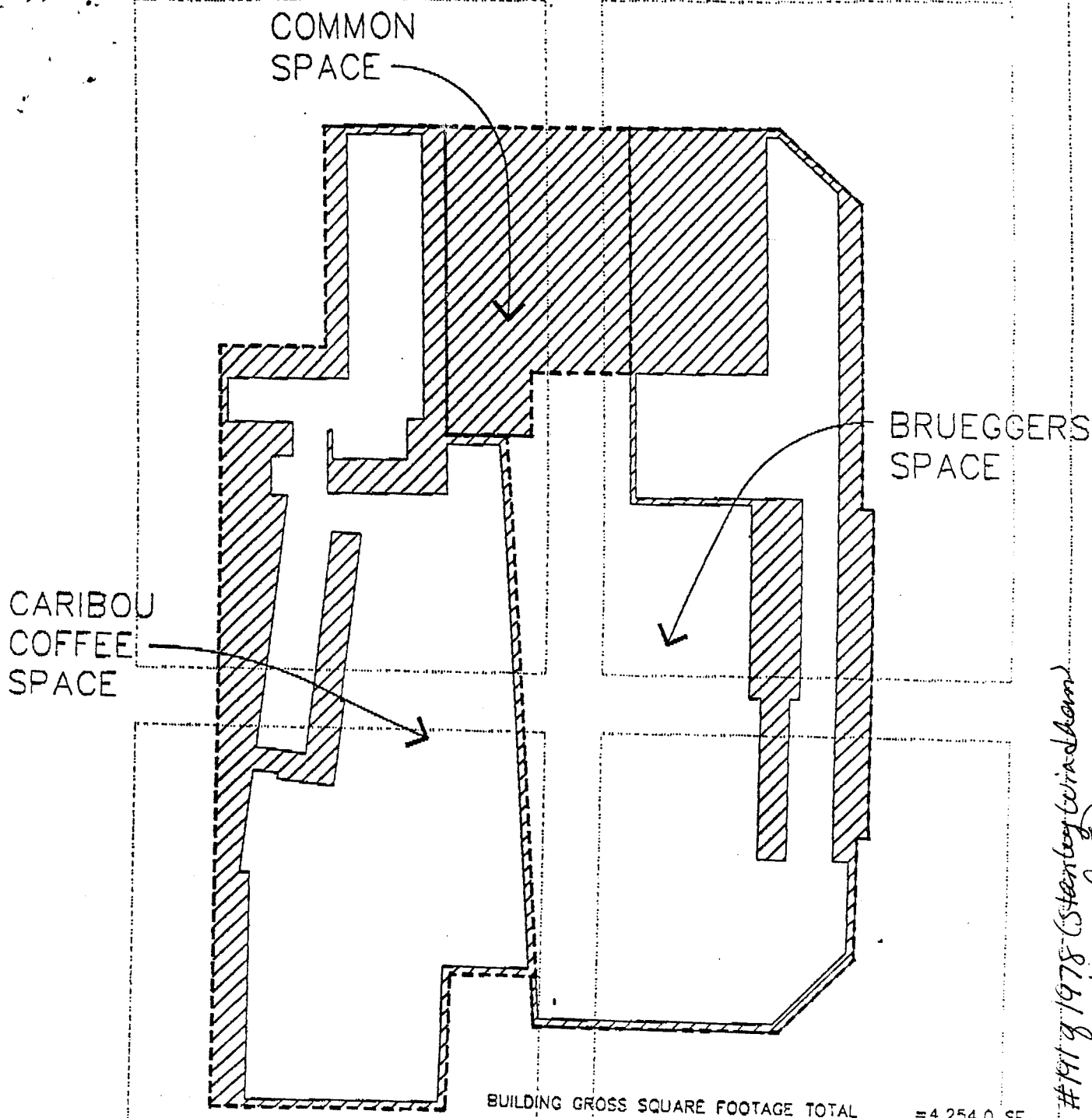
Project No.	9508 89
Drawn By	DAE
Checked By	DAE
Date	12/78
Client	ARCHITECTURAL ALLIANCE

CARIBOU COFFEE
 JOHNSON FERRY
 MARIETTA, GEORGIA

Scale: 1:1
 SITE PLAN

1:1

125
 100
 75
 50
 25



*Attachment for #191 of 1978 (Steinbock windham)
Ob. tem # 49 2-20-96 - continued (2)*

Project
CARIBOU COFFEE COMPANY, INC
 JOHNSON FERRY ROAD, COBB COUNTY, GA

Comm. No. 9555.69

Date 2/07/96

Drawing No.

Title
NET/GROSS AREA RATIO

ARCHITECTURAL ALLIANCE

400 CLIFTON AVENUE SOUTH
 MINNEAPOLIS, MINNESOTA 55403-2299