

**FEBRUARY 20, 2018 ZONING HEARING**  
**“OTHER BUSINESS”**  
**COMMISSION DISTRICT 3**

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**ITEM OB-003**

**PURPOSE**

To consider a stipulation amendment for Joseph Josey regarding rezoning application Z-44 of 2016 for property located on the east side of Johnson Ferry Road, at Waterfront Drive, in Land Lot 470 of the 16<sup>th</sup> District (3120 Johnson Ferry Road).

**BACKGROUND**

The subject property was rezoned in 2016 to NRC for an urgent care center. One of the items in the letter of stipulations stated the exterior of the building would not change. The applicant would like to change the exterior side of the building that faces Johnson Ferry Road to add translucent wall panels. This is being done to cover up the former drive thru windows when this was a Wendy’s restaurant. The addition of the wall panels may cause a slight encroachment into the 50-foot front setback of 10-inches. The length of the wall panels would be 51-feet and are shown on sheet A-301 in the other business packet. If approved, all previous zoning stipulations would remain in effect.

**FUNDING**

N/A

**RECOMMENDATION**

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

**ATTACHMENTS**

Other Business application and stipulations.

# Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: 2/20/18

Applicant: Joseph Josey Phone #: 770-631-0499  
(applicant's name printed)

Address: 1100 Commerce Dr, Peachtree City, GA E-Mail: j.josey@South-tree.com

Joseph Josey Address: 1100 Commerce Dr, Peachtree City, GA 30269  
(representative's name, printed)

Joseph Josey Phone #: 770-631-0499 E-Mail: j.josey@South-tree.com  
(representative's signature)

Signed, sealed and delivered in presence of:

Patty Flanagan  
Notary Public

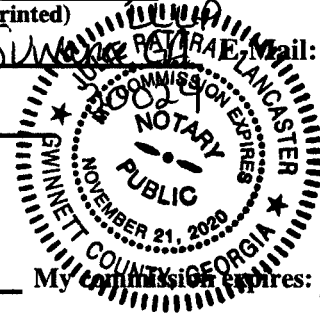


My commission expires: 12/1/2018

Titleholder(s): SAYRE REALTY INVESTMENTS Phone #: 770-448-0300  
(property owner's name printed)

Address: 4030 Johns Creek Pkwy, Suwanee, GA E-Mail: julie@hoover-foods.com

Julie Hoover  
(Property owner's signature)



Signed, sealed and delivered in presence of:

Julie Hoover  
Notary Public

My commission expires: 11/21/2020

Commission District: 2 Zoning Case: 2-44 2016

Size of property in acres: 1.019 acre Original Date of Hearing: 5/17/16

Location: 3120 Johnson Ferry Rd. Marietta GA 30062  
(street address, if applicable, nearest intersection, etc.)

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

State specifically the need or reason(s) for Other Business: Variance to make changes to the exterior

# SUMMIT URGENT CARE - EAST COBB - FACADE UPDATE

3120 JOHNSON FERRY ROAD  
MARIETTA, GEORGIA 30068



### ABBREVIATIONS LEGEND

A	ALUMINUM	AC	ALUMINUM CLADDING	AS	ASBESTOS	AD	ADHESIVE	ADH	ADHESIVE	ADH	ADHESIVE
B	BALANCE	BR	BROWN	BR	BROWN	BR	BROWN	BR	BROWN	BR	BROWN
C	CABINET	CB	CORNER BRACKET	CB	CORNER BRACKET	CB	CORNER BRACKET	CB	CORNER BRACKET	CB	CORNER BRACKET
CD	CONCRETE	CD	CONCRETE	CD	CONCRETE	CD	CONCRETE	CD	CONCRETE	CD	CONCRETE
CE	CERAMIC TILE	CE	CERAMIC TILE	CE	CERAMIC TILE	CE	CERAMIC TILE	CE	CERAMIC TILE	CE	CERAMIC TILE
CF	CONCRETE FINISH	CF	CONCRETE FINISH	CF	CONCRETE FINISH	CF	CONCRETE FINISH	CF	CONCRETE FINISH	CF	CONCRETE FINISH
CG	CONCRETE GROUT	CG	CONCRETE GROUT	CG	CONCRETE GROUT	CG	CONCRETE GROUT	CG	CONCRETE GROUT	CG	CONCRETE GROUT
CH	CHALK	CH	CHALK	CH	CHALK	CH	CHALK	CH	CHALK	CH	CHALK
CI	CORNER IRON	CI	CORNER IRON	CI	CORNER IRON	CI	CORNER IRON	CI	CORNER IRON	CI	CORNER IRON
CJ	CORNER JOINT	CJ	CORNER JOINT	CJ	CORNER JOINT	CJ	CORNER JOINT	CJ	CORNER JOINT	CJ	CORNER JOINT
CK	CORNER KEYS	CK	CORNER KEYS	CK	CORNER KEYS	CK	CORNER KEYS	CK	CORNER KEYS	CK	CORNER KEYS
CL	CORNER LATCH	CL	CORNER LATCH	CL	CORNER LATCH	CL	CORNER LATCH	CL	CORNER LATCH	CL	CORNER LATCH
CM	CORNER MOUNT	CM	CORNER MOUNT	CM	CORNER MOUNT	CM	CORNER MOUNT	CM	CORNER MOUNT	CM	CORNER MOUNT
CO	CONCRETE ON	CO	CONCRETE ON	CO	CONCRETE ON	CO	CONCRETE ON	CO	CONCRETE ON	CO	CONCRETE ON
CP	CONCRETE PAVING	CP	CONCRETE PAVING	CP	CONCRETE PAVING	CP	CONCRETE PAVING	CP	CONCRETE PAVING	CP	CONCRETE PAVING
CQ	CONCRETE QUARTZ	CQ	CONCRETE QUARTZ	CQ	CONCRETE QUARTZ	CQ	CONCRETE QUARTZ	CQ	CONCRETE QUARTZ	CQ	CONCRETE QUARTZ
CR	CONCRETE REPAIR	CR	CONCRETE REPAIR	CR	CONCRETE REPAIR	CR	CONCRETE REPAIR	CR	CONCRETE REPAIR	CR	CONCRETE REPAIR
CS	CONCRETE SURFACE	CS	CONCRETE SURFACE	CS	CONCRETE SURFACE	CS	CONCRETE SURFACE	CS	CONCRETE SURFACE	CS	CONCRETE SURFACE
CT	CONCRETE TIE	CT	CONCRETE TIE	CT	CONCRETE TIE	CT	CONCRETE TIE	CT	CONCRETE TIE	CT	CONCRETE TIE
CU	CONCRETE UNDERLAY	CU	CONCRETE UNDERLAY	CU	CONCRETE UNDERLAY	CU	CONCRETE UNDERLAY	CU	CONCRETE UNDERLAY	CU	CONCRETE UNDERLAY
CV	CONCRETE VENEER	CV	CONCRETE VENEER	CV	CONCRETE VENEER	CV	CONCRETE VENEER	CV	CONCRETE VENEER	CV	CONCRETE VENEER
CW	CONCRETE WALL	CW	CONCRETE WALL	CW	CONCRETE WALL	CW	CONCRETE WALL	CW	CONCRETE WALL	CW	CONCRETE WALL
CX	CONCRETE WINDOW	CX	CONCRETE WINDOW	CX	CONCRETE WINDOW	CX	CONCRETE WINDOW	CX	CONCRETE WINDOW	CX	CONCRETE WINDOW
CY	CONCRETE YIELD	CY	CONCRETE YIELD	CY	CONCRETE YIELD	CY	CONCRETE YIELD	CY	CONCRETE YIELD	CY	CONCRETE YIELD
CZ	CONCRETE ZONE	CZ	CONCRETE ZONE	CZ	CONCRETE ZONE	CZ	CONCRETE ZONE	CZ	CONCRETE ZONE	CZ	CONCRETE ZONE
DA	CONCRETE DETAIL	DA	CONCRETE DETAIL	DA	CONCRETE DETAIL	DA	CONCRETE DETAIL	DA	CONCRETE DETAIL	DA	CONCRETE DETAIL
DB	CONCRETE DETAIL BOARD	DB	CONCRETE DETAIL BOARD	DB	CONCRETE DETAIL BOARD	DB	CONCRETE DETAIL BOARD	DB	CONCRETE DETAIL BOARD	DB	CONCRETE DETAIL BOARD
DC	CONCRETE DETAIL CURB	DC	CONCRETE DETAIL CURB	DC	CONCRETE DETAIL CURB	DC	CONCRETE DETAIL CURB	DC	CONCRETE DETAIL CURB	DC	CONCRETE DETAIL CURB
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DE	CONCRETE DETAIL EDGE	DE	CONCRETE DETAIL EDGE	DE	CONCRETE DETAIL EDGE	DE	CONCRETE DETAIL EDGE	DE	CONCRETE DETAIL EDGE	DE	CONCRETE DETAIL EDGE
DF	CONCRETE DETAIL FINISH	DF	CONCRETE DETAIL FINISH	DF	CONCRETE DETAIL FINISH	DF	CONCRETE DETAIL FINISH	DF	CONCRETE DETAIL FINISH	DF	CONCRETE DETAIL FINISH
DG	CONCRETE DETAIL GROUT	DG	CONCRETE DETAIL GROUT	DG	CONCRETE DETAIL GROUT	DG	CONCRETE DETAIL GROUT	DG	CONCRETE DETAIL GROUT	DG	CONCRETE DETAIL GROUT
DH	CONCRETE DETAIL HANG	DH	CONCRETE DETAIL HANG	DH	CONCRETE DETAIL HANG	DH	CONCRETE DETAIL HANG	DH	CONCRETE DETAIL HANG	DH	CONCRETE DETAIL HANG
DI	CONCRETE DETAIL ISLAND	DI	CONCRETE DETAIL ISLAND	DI	CONCRETE DETAIL ISLAND	DI	CONCRETE DETAIL ISLAND	DI	CONCRETE DETAIL ISLAND	DI	CONCRETE DETAIL ISLAND
DJ	CONCRETE DETAIL JAMB	DJ	CONCRETE DETAIL JAMB	DJ	CONCRETE DETAIL JAMB	DJ	CONCRETE DETAIL JAMB	DJ	CONCRETE DETAIL JAMB	DJ	CONCRETE DETAIL JAMB
DK	CONCRETE DETAIL KEYS	DK	CONCRETE DETAIL KEYS	DK	CONCRETE DETAIL KEYS	DK	CONCRETE DETAIL KEYS	DK	CONCRETE DETAIL KEYS	DK	CONCRETE DETAIL KEYS
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DM	CONCRETE DETAIL MOUNT	DM	CONCRETE DETAIL MOUNT	DM	CONCRETE DETAIL MOUNT	DM	CONCRETE DETAIL MOUNT	DM	CONCRETE DETAIL MOUNT	DM	CONCRETE DETAIL MOUNT
DN	CONCRETE DETAIL NAIL	DN	CONCRETE DETAIL NAIL	DN	CONCRETE DETAIL NAIL	DN	CONCRETE DETAIL NAIL	DN	CONCRETE DETAIL NAIL	DN	CONCRETE DETAIL NAIL
DO	CONCRETE DETAIL OILING	DO	CONCRETE DETAIL OILING	DO	CONCRETE DETAIL OILING	DO	CONCRETE DETAIL OILING	DO	CONCRETE DETAIL OILING	DO	CONCRETE DETAIL OILING
DP	CONCRETE DETAIL PAVING	DP	CONCRETE DETAIL PAVING	DP	CONCRETE DETAIL PAVING	DP	CONCRETE DETAIL PAVING	DP	CONCRETE DETAIL PAVING	DP	CONCRETE DETAIL PAVING
DQ	CONCRETE DETAIL QUARTZ	DQ	CONCRETE DETAIL QUARTZ	DQ	CONCRETE DETAIL QUARTZ	DQ	CONCRETE DETAIL QUARTZ	DQ	CONCRETE DETAIL QUARTZ	DQ	CONCRETE DETAIL QUARTZ
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DS	CONCRETE DETAIL SURFACE	DS	CONCRETE DETAIL SURFACE	DS	CONCRETE DETAIL SURFACE	DS	CONCRETE DETAIL SURFACE	DS	CONCRETE DETAIL SURFACE	DS	CONCRETE DETAIL SURFACE
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DU	CONCRETE DETAIL UNDERLAY	DU	CONCRETE DETAIL UNDERLAY	DU	CONCRETE DETAIL UNDERLAY	DU	CONCRETE DETAIL UNDERLAY	DU	CONCRETE DETAIL UNDERLAY	DU	CONCRETE DETAIL UNDERLAY
DV	CONCRETE DETAIL VENEER	DV	CONCRETE DETAIL VENEER	DV	CONCRETE DETAIL VENEER	DV	CONCRETE DETAIL VENEER	DV	CONCRETE DETAIL VENEER	DV	CONCRETE DETAIL VENEER
DW	CONCRETE DETAIL WALL	DW	CONCRETE DETAIL WALL	DW	CONCRETE DETAIL WALL	DW	CONCRETE DETAIL WALL	DW	CONCRETE DETAIL WALL	DW	CONCRETE DETAIL WALL
DX	CONCRETE DETAIL WINDOW	DX	CONCRETE DETAIL WINDOW	DX	CONCRETE DETAIL WINDOW	DX	CONCRETE DETAIL WINDOW	DX	CONCRETE DETAIL WINDOW	DX	CONCRETE DETAIL WINDOW
DY	CONCRETE DETAIL YIELD	DY	CONCRETE DETAIL YIELD	DY	CONCRETE DETAIL YIELD	DY	CONCRETE DETAIL YIELD	DY	CONCRETE DETAIL YIELD	DY	CONCRETE DETAIL YIELD
DZ	CONCRETE DETAIL ZONE	DZ	CONCRETE DETAIL ZONE	DZ	CONCRETE DETAIL ZONE	DZ	CONCRETE DETAIL ZONE	DZ	CONCRETE DETAIL ZONE	DZ	CONCRETE DETAIL ZONE

### GENERAL INFORMATION / NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE BEFORE COMMENCING WORK.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
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### PERMIT INFORMATION

SUMMARY OF THE WORK:  
 FACADE UPDATE OF AN EXISTING ONE STORY BUILDING.  
 EXISTING WORK: GRESHAM ARCHITECTS WILL NOT BE PROVIDING CONTRACT/PERMIT INFORMATION.  
 EXISTING WORK: GRESHAM ARCHITECTS WILL NOT BE PROVIDING A.D.A. ANALYSIS OR DESIGN OUTSIDE OF EGRESS DOORS.

APPLICABLE CODES:  
 INTERNATIONAL BUILDING CODE 2012 W/ ALL GEORGIA AMENDMENTS  
 NATIONAL FIRE PROTECTION ASSOCIATION "LIFE SAFETY CODE" 101-2012  
 NATIONAL FIRE PROTECTION ASSOCIATION "SAFETY CODE" 101-2012  
 INTERNATIONAL MECHANICAL CODE 2012 W/ ALL GEORGIA AMENDMENTS  
 CHAPTER 1303 RULES AND REGULATIONS FOR STATE MINIMUM FIRE SAFETY STANDARDS  
 INTERNATIONAL PLUMBING CODE 2012 W/ ALL GEORGIA AMENDMENTS  
 INTERNATIONAL MECHANICAL CODE 2012 W/ ALL GEORGIA AMENDMENTS  
 INTERNATIONAL FUEL GAS CODE 2012 W/ ALL GEORGIA AMENDMENTS  
 NATIONAL ELECTRIC CODE 2014 - NO GEORGIA AMENDMENTS  
 INTERNATIONAL ENERGY CONSERVATION CODE 2009 W/ ALL GEORGIA AMENDMENTS  
 SUPPLEMENTS AND AMENDMENTS

CONSTRUCTION TYPE:  
 I-1 UNRESTRICTED  
 I-2 UNRESTRICTED  
 I-3 UNRESTRICTED  
 I-4 UNRESTRICTED  
 I-5 UNRESTRICTED  
 I-6 UNRESTRICTED  
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 I-49 UNRESTRICTED  
 I-50 UNRESTRICTED

### DRAWING INDEX

ARCHITECTURAL  
 A-001 OVERHEAD SHEET  
 A-100 EXTERIOR ELEVATIONS  
 A-200 EXTERIOR ELEVATIONS  
 A-300 EXTERIOR ELEVATIONS  
 A-400 EXTERIOR ELEVATIONS  
 A-500 EXTERIOR ELEVATIONS  
 A-600 EXTERIOR ELEVATIONS  
 A-700 EXTERIOR ELEVATIONS  
 A-800 EXTERIOR ELEVATIONS  
 A-900 EXTERIOR ELEVATIONS  
 A-1000 EXTERIOR ELEVATIONS

ELECTRICAL  
 E-10 ELECTRICAL RANS, SCHEDULES AND NOTES

### PROJECT TEAM

ARCHITECT  
**JEFFERSON BROWNE**  
**GRESHAM ARCHITECTS, PC**  
 PROJECT ARCHITECT  
 PAUL GRESHAM, ARCHITECT  
 1405 S. BRADSHAW AVENUE, SUITE 111  
 FORT MYERS, FLORIDA 33909

ELECTRICAL ENGINEER  
**PWH ASSOCIATES, INC.**  
 397 HANCOCK ST., SUITE 1018  
 CLARKSVILLE, GEORGIA 30009  
 CONTACT: MANOJ K. PATEL  
 PHONE: 404-488-4804

STRUCTURAL ENGINEER  
**ALPHA OMEGA ENGINEERING, LLC**  
 911 NORTH TENNESSEE STREET, SUITE 106  
 CLARKSVILLE, GEORGIA 30019  
 CONTACT: MANOJ K. PATEL  
 PHONE: 404-771-8106

### GENERAL INFORMATION / NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE BEFORE COMMENCING WORK.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
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### GENERAL COORDINATION NOTES

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5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE.

PAUL GRESHAM  
 STATE OF GEORGIA  
 LICENSE NO. 11001  
 ARCHITECT

DATE: SEPTEMBER 18, 2017  
 DRAWING NO.: 17-003  
 SHEET NO.: 1 OF 1

### COVER INDEX SHEET

PROJECT SET  
 SUBMITTED FOR COMMENTARY  
 DRAWING DATE

### TYPICAL REFERENCE

WALL  
 WINDOW  
 DOOR

### MATERIALS LEGEND

CONCRETE	WOOD
BRICK	GLASS
IRON	STEEL
COPPER	ALUMINUM
BRASS	PLASTER
STAINLESS STEEL	PAINT
...	...

### GENERAL COORDINATION NOTES

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OB-003  
 Proposed

REVISIONS

NO.	DATE	DESCRIPTION

**SUMMIT URGENT CARE - EAST COBB**  
**FACADE UPDATE**  
 3190 JOHNSON FERRY ROAD  
 MARIETTA, GEORGIA 30068  
 PROJECT 17-2456



DATE: 08/14/17  
 DRAWN BY: JBG  
 CHECKED BY: JBG  
 PROJECT NO: 17-2456

PROPOSED FLOOR PLANS

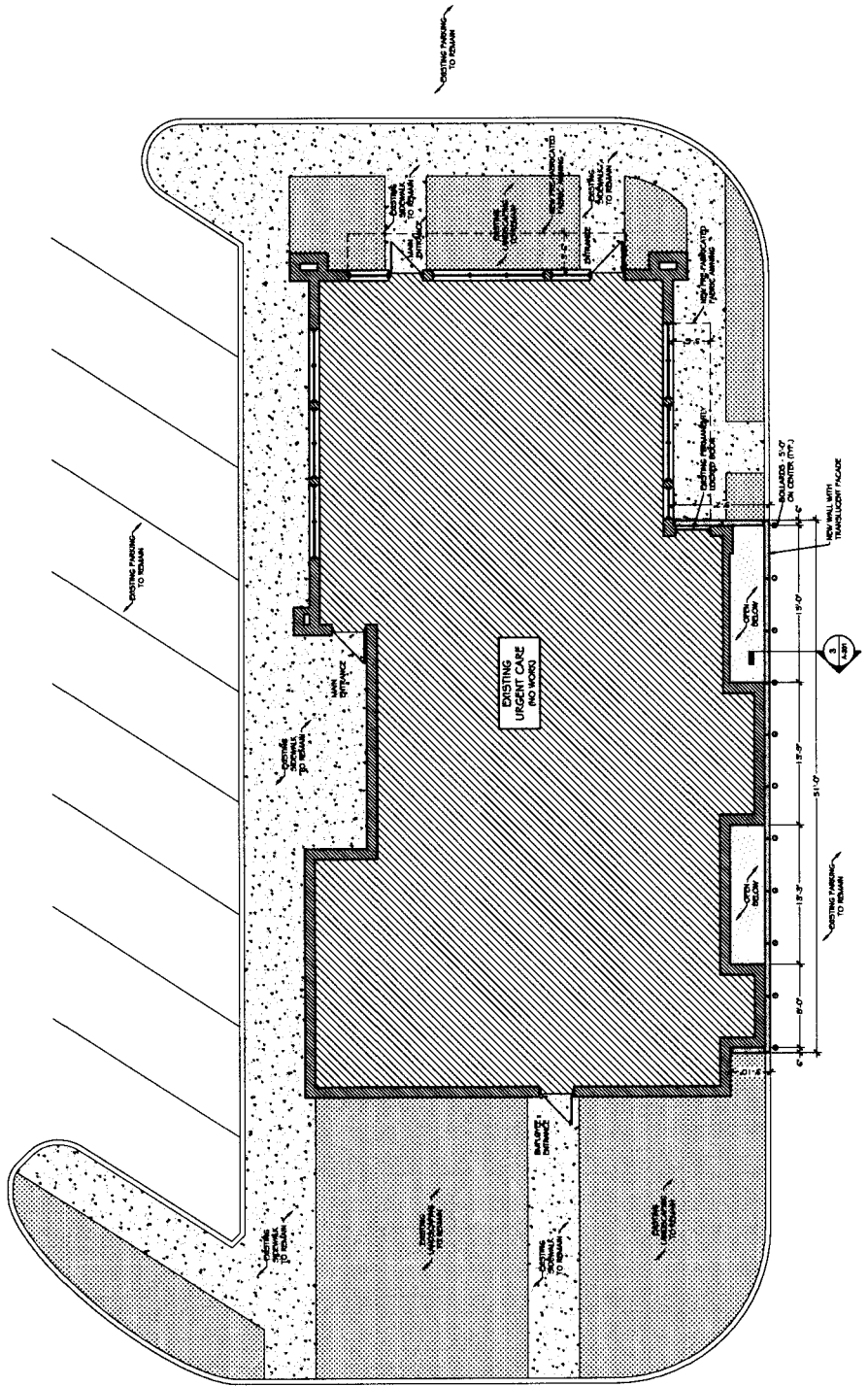
DATE: 08/14/17  
 DRAWN BY: JBG  
 CHECKED BY: JBG  
 PROJECT NO: 17-2456

SCALE: AS SHOWN

PROJECT: SUMMIT URGENT CARE - EAST COBB

DATE: 08/14/17

OB-003  
 Proposed



1 FLOOR PLAN  
 1/8"=1'-0"

GENERAL NOTES:	WALL LEGEND	DOOR LEGEND
1. EXISTING PARTS AND DOORS TO REMAIN AS SHOWN PER REMODEL DATA PROVIDED.	<p>EXISTING WALL</p> <p>NEW WALL</p> <p>AREAS TO WORK</p>	<p>DOOR</p>

NO.	DATE	DESCRIPTION

**SUMMIT URGENT CARE - EAST COBB  
FACADE UPDATE**

3180 JOHNSON FERRY ROAD  
MARIETTA, GEORGIA 30069  
PROJECT 17-8456



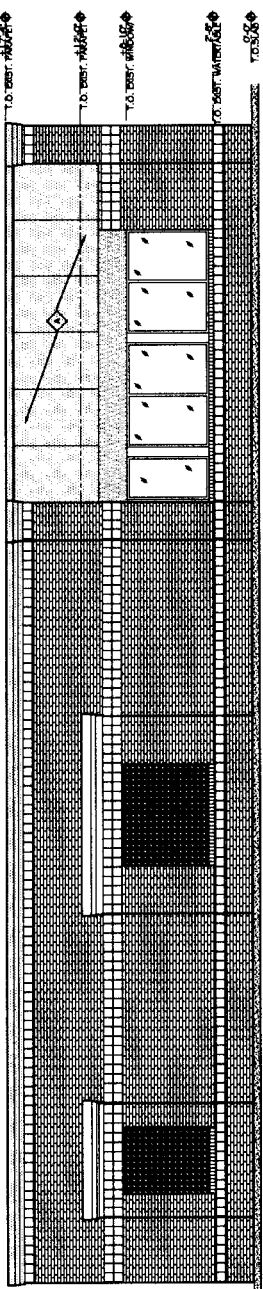
DATE: SEPTEMBER 24, 2017  
DRAWN BY: J. B. G. ARCHITECTS  
CHECKED BY: J. B. G. ARCHITECTS  
SCALE: AS SHOWN

**WEST AND NORTH EXTERIOR ELEVATIONS**

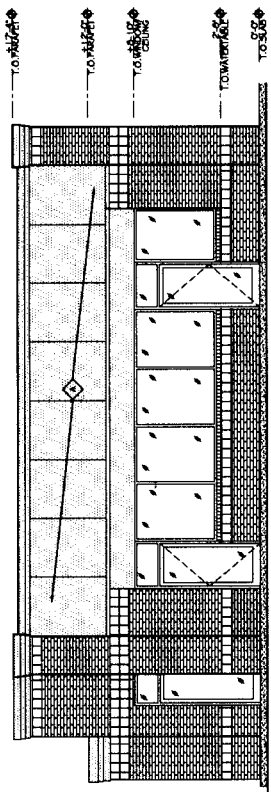
CONTRACTOR: J. B. G. ARCHITECTS  
ARCHITECT: J. B. G. ARCHITECTS  
1000 W. BROAD ST., SUITE 100  
ANN ARBOR, MI 48106  
PH: 734.769.1000  
WWW.JBGARCHITECTS.COM

NO. 17-8456  
DATE: 09/24/17  
PROJECT: EAST COBB  
SHEET: A-301

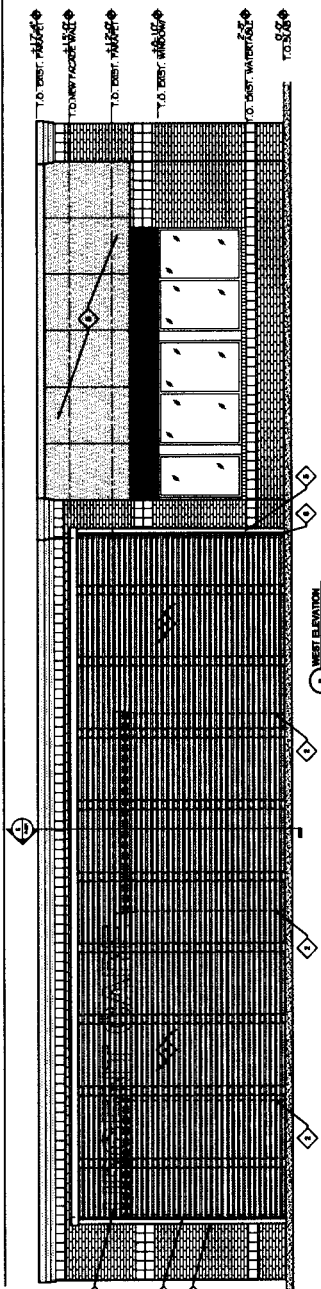
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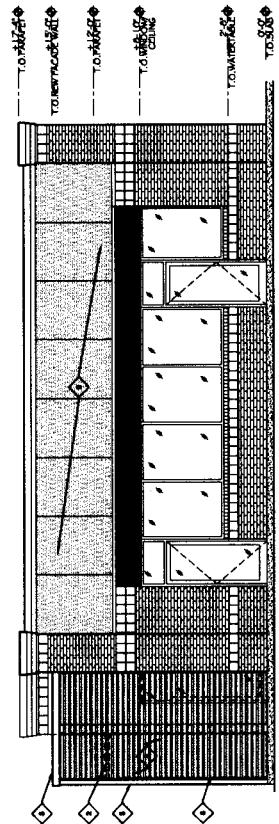
1 EXISTING WEST ELEVATION



2 EXISTING SOUTH ELEVATION



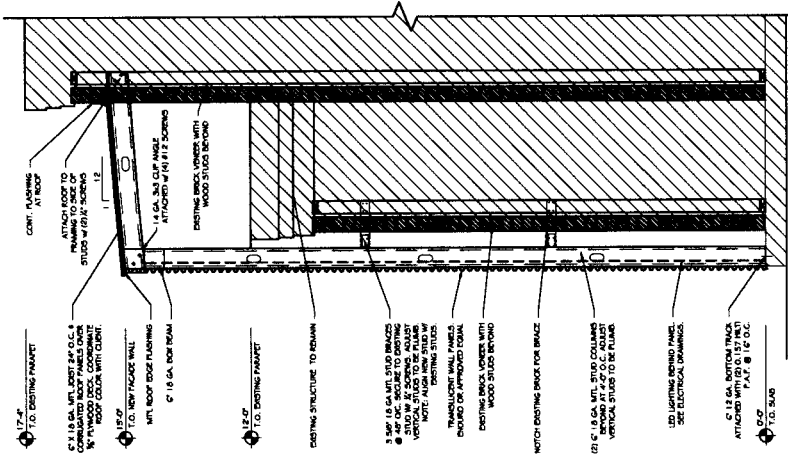
3 WEST ELEVATION



4 SOUTH ELEVATION

DESIGN NOTES:  
1. EXISTING FACADE FINISHED IN BRICK. FINISH FOR NEW BRICK SHALL BE IDENTICAL TO EXISTING FACADE.  
2. NEW BRICK SHALL BE IDENTICAL TO EXISTING FACADE.

KEY NOTES:  
1. SIGNAGE PROVIDED BY TOWNART  
2. SIGNAGE SHALL BE SEPARATE SUBMITTAL TO CITY  
3. EXISTING STRUCTURE TO REMAIN  
4. PROPOSED METAL CORNER AND Drip Edge OVER NEW PANEL COLOR TBD APPROVED BY OWNER AND ARCHITECT  
5. TRANSLUCENT WALL PANELS, SHOWN OR APPROVED COLOR  
6. BRICK METAL FINISHING AT ALL CORNERS  
7. LED LIGHTING BEHIND PANEL. SEE ELECTRICAL DRAWINGS.  
8. NEW PREFABRICATED FABRIC FINISHING  
9. NEW BRICK FACADE COLOR TO MATCH EXISTING



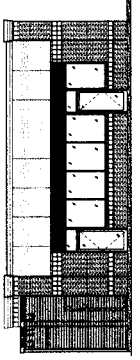
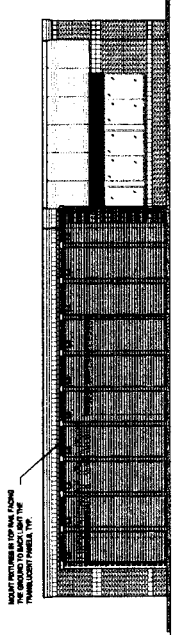
5 WALL SECTION

**LUMINAIRE SCHEDULE**

TYPE	SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION	CITY	TYPE	SHAPE	COLOR	CR	FT	FACTORY	WARRANTY	VOLTS	CHANGABLE	INSTALLATION/REQUIREMENTS
L1		OSRAM	LSA-1-14-30-3000-1/20	EXTENSION LED STRIP	-	LED	RECT	3000K	80	14	FACTORY	5	120V	NO	UNIFORMITY OF TOP PANEL
L2		OSRAM	LSA-1-14-30-3000-1/20	EXTENSION LED STRIP	-	LED	RECT	3000K	80	14	FACTORY	5	120V	NO	UNIFORMITY OF TOP PANEL

**GENERAL NOTES**

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING FACADE AND STRUCTURE PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL VERIFY THE SITE AND BE FAMILIAR WITH ALL CONDITIONS. NO EQUIPMENT OR MATERIALS TO BE ORDERED OR MANUFACTURED SHALL BE ORDERED UNTIL THE CONTRACTOR HAS BEEN ADVISED BY THE ARCHITECT.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, INTERNATIONAL WIREMANS CODE, INTERNATIONAL LIGHTING CODE, AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE ENGINEER OR ALL MAJOR EQUIPMENT, MATERIALS, & FIXTURES FOR REVIEW PRIOR TO INSTALLATION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, INTERNATIONAL WIREMANS CODE, INTERNATIONAL LIGHTING CODE, AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
- IF COMPLETE EJECT, PROTECTIVE COVERINGS SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF WORK.



**2 LIGHTING ELEVATION**  
SCALE: 1/8"=1'-0"

**ELECTRICAL LEGEND**

1. SEE ELECTRICAL SCHEDULE FOR ALL SYMBOLS AND NOTATIONS.

**LIGHTING NOTES**

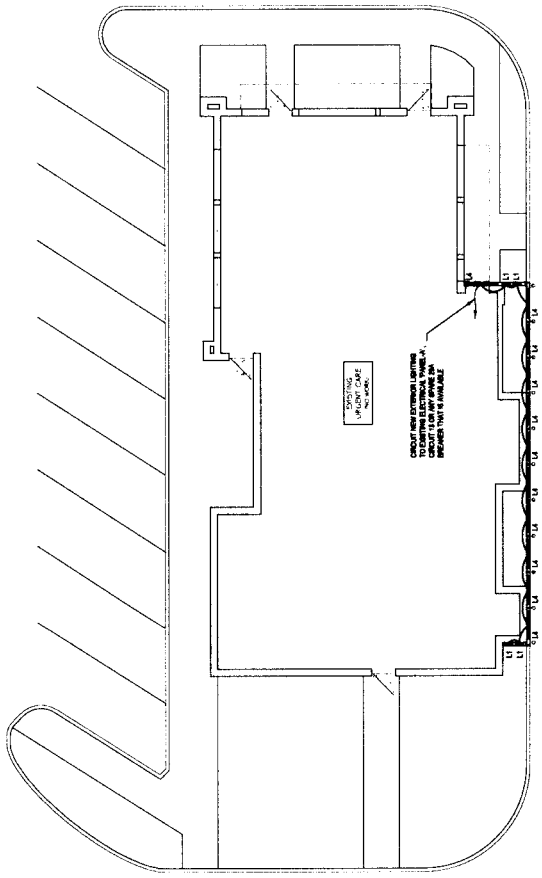
- EXTERIOR LIGHTING SHALL BE SET ON A FOOTCANDLE AND BURN FROM DOWN TO UP.

**ELECTRICAL NOTES**

- ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, INTERNATIONAL WIREMANS CODE, INTERNATIONAL LIGHTING CODE, AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
- ALL CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, INTERNATIONAL WIREMANS CODE, INTERNATIONAL LIGHTING CODE, AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
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**GROUNDING NOTES**

- ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, INTERNATIONAL WIREMANS CODE, INTERNATIONAL LIGHTING CODE, AND ALL OTHER APPLICABLE CODES AND REGULATIONS.
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**1 EXTERIOR LIGHTING PLAN**  
SCALE: 1/8"=1'-0"



3150 JOHNSON FORBIA ROAD  
MARIETTA, GEORGIA 30066  
PROJECT 17-2456

**SUMMIT URGENT CARE - EAST COBB**  
**FACADE UPDATE**

REVISIONS

NO.	DESCRIPTION
1	ISSUED FOR PERMIT

DATE: SEPTEMBER 26, 2017

DESIGNED BY: [Signature]

PROJECT: [Signature]

DATE: SEPTEMBER 26, 2017

PROJECT: [Signature]

DATE: SEPTEMBER 26, 2017

PROJECT: [Signature]

DATE: SEPTEMBER 26, 2017

PROJECT: [Signature]

DATE: SEPTEMBER 26, 2017

PROJECT: [Signature]

DATE: SEPTEMBER 26, 2017

PROJECT: [Signature]

CB-003  
P. [Signature]

PMH ASSOCIATES, INC.  
1111 COLUMBIA AVENUE, SUITE 100  
ATLANTA, GEORGIA 30309  
TEL: 404.525.1111  
WWW.PMH-ASSOCIATES.COM

**MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
MAY 17, 2016  
PAGE 7**

**CONSENT AGENDA (CONT.)**

**Z-41**            **SHELBY WORKMAN ESTATE** (Lori Freeman Fowler as Executor of the Estate of Shelby Jean Workman, owners) requesting Rezoning from **O&I** and **R-20** to **R-15** for the purpose of a Single Family Residential in Land Lot 816 of the 17th District. Located on the east side of Ridgewood Drive, west side of I-285, south of Crestview Drive (no address given).

To **approve** Z-41 to the **R-15** zoning category, subject to:

1. **Revised site plan received by the Zoning Division on March 28, 2016, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
2. **Water and Sewer Division comments and recommendations**
3. **Stormwater Management Division comments and recommendations**
4. **Department of Transportation comments and recommendations**

**Z-44**            **SAYRE REALTY INVESTMENTS LLLP** (Sayre Realty Investments, LLLP, owner) requesting Rezoning from **NS** to **CRC** for the purpose of an Urgent Care Facility in Land Lot 470 of the 16<sup>TH</sup> District. Located on the east side of Johnson Ferry Road, at Waterfront Drive (3120 Johnson Ferry Rd).

To **delete** Z-44 to the **NCR** zoning category, subject to:

1. **Site plan submitted to the Zoning Division on March 30, 2016, with the District Commissioner approving minor modifications (attached and made a part of these minutes)**
2. **Letter of agreeable conditions from Parks Huff Dated April 22, 2016 (attached and made a part of these minutes)**
3. **Allowance of clinic as an additional use as part of the planned urgent care facility**
4. **Restricted uses to include: *billards or pool halls, recycling collection locations, auto repair, tattoo parlors, pawn shops, or "We Buy Gold" shops***
5. **Water and Sewer Division comments and recommendations**
6. **Stormwater Management Division comments and recommendations**
7. **Department of Transportation comments and recommendations**





**SAMS, LARKIN, HUFF & BALLI**  
A LIMITED LIABILITY PARTNERSHIP

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

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

770-422-7016  
TELEPHONE  
770-426-6583  
FACSIMILE

ADAM J. ROZEN

SLHB-LAW.COM

April 22, 2016

**VIA EMAIL ONLY**

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
P.O. Box 649  
Marietta, GA 30061

Re: Application of Sayre Realty Investments, LLLP to Rezone a 1.019 Acre Tract from NS to CRC; Land Lot 470 of the 16<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia (Z-44).

Dear John:

Sayre Realty Investments, LLLP ("Sayer") is leasing a former Wendy's building to BestCare Now Urgent Care for an urgent care office. The urgent care facility will serve the surrounding community with quick and convenient medical care. The property is currently zoned Neighborhood Shopping (NS) which allows for the proposed use. However, the County amended the Comprehensive Plan to change the Future Land Use Plan designation from Community Activity Center (CAC) to Neighborhood Activity Center (NAC). This change made the NS zoning category a nonconforming zoning. Therefore, the County must rezone the property to a constitutional and conforming zoning category. Because the use could qualify as either a Professional Office or a Clinic, the application is for CRC; however, Sayre is willing to agree to only NRC uses with the exception of allowing a Clinic, which is a CRC use.

The East Cobb Civic Association has requested additional information regarding the proposed Urgent Care facility. Attached is a floorplan that details how the current restaurant will be reconfigured as a clinic (Exhibit A). The exterior of the building will not change except for the removal of the unpermitted outdoor patio. The signage will be as shown in Exhibit B (attached) which includes the replacement of the existing freestanding sign with a ground based monument sign. The clinic hours will be Monday through Friday 8:00 am to 8:00 pm and on weekends from 10:00 am to 6:00 pm.

There is no need for any stipulations or conditions that relate to this specific use because they are a tenant and the use may change to another NRC use. The building is existing and so no architectural stipulations are required. The property is an outparcel to a Walmart store and there is no reason to condition this property any differently than the surrounding commercial properties. Any additional stipulations should only relate to the public's healthy safety or welfare.

Petition No. 2-44  
Meeting Date 5-17-16  
Continued

**SAMS, LARKIN, HUFF & BALLI**  
A LIMITED LIABILITY PARTNERSHIP

**VIA EMAIL ONLY**

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
April 22, 2016  
Page 2

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Please contact me with any questions or concerns you may have regarding the proposed rezoning request.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP



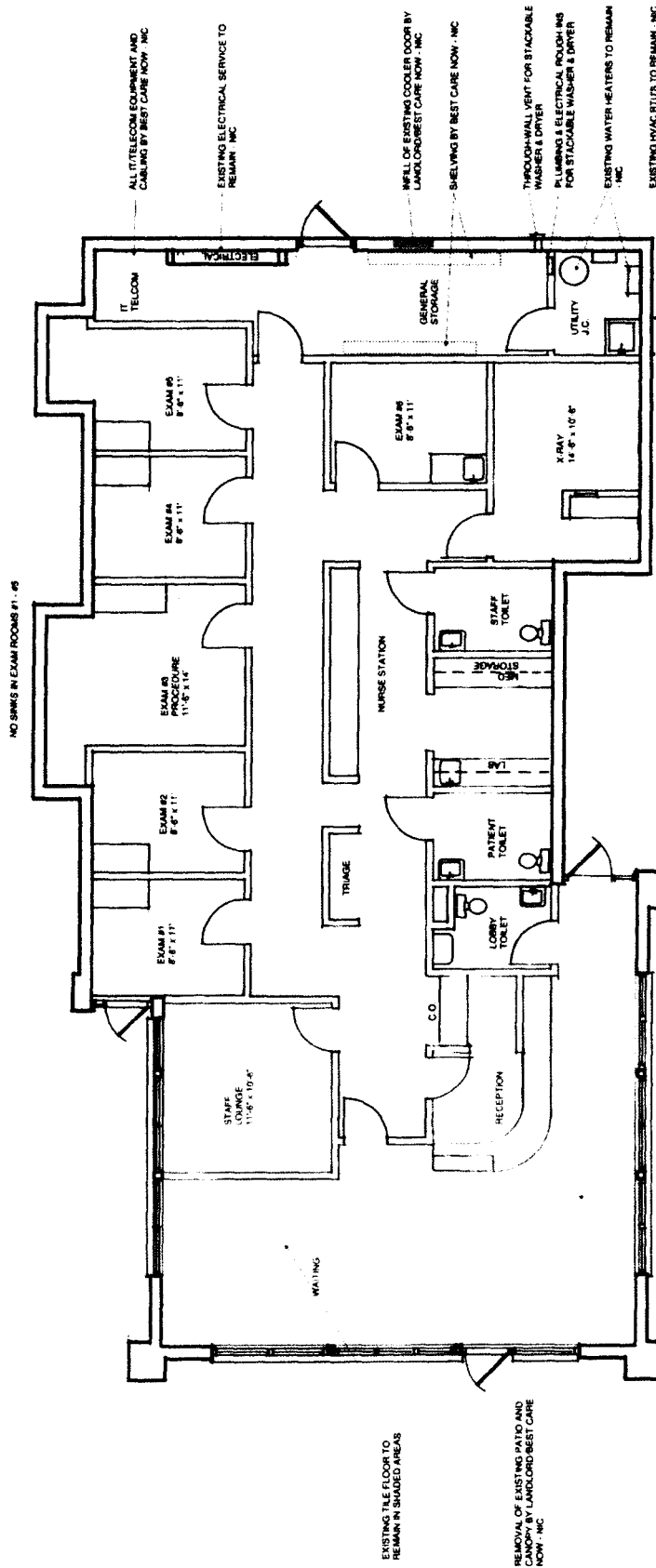
Parks F. Huff  
Attorney for Applicant  
[phuff@slhb-law.com](mailto:phuff@slhb-law.com)

PFH/klk  
Attachments

cc: Members, Cobb County Board of Commissioners (via email w/attachments)  
Members, Cobb County Planning Commission (via email w/attachments)  
BOC Commission Assistants (via email w/attachments)  
Mr. Dana Johnson, AICP Director (via email w/attachments)  
Mr. Lee McClead, Assistant Director (via email w/attachments)  
Mr. Jason S. Gaines, AICP, Planning Manager (via email w/attachments)  
Mr. Jason Campbell, Planner III (via email w/attachments)  
Mr. Terry Martin, Planner II (via email w/attachments)  
Ms. Kim Wakefield, Zoning Analyst (via email w/attachments)  
Mr. Donald Wells, Zoning Analyst (via email w/attachments)  
Mr. David Breaden, P.E. (via email w/attachments)  
Ms. Jane Stricklin, P.E. (via email w/attachments)  
Mr. Tim Davidson, P.E. (via email w/attachments)  
Ms. Pam Mabry, County Clerk (via email w/attachments)  
Ms. Lori Barton, Deputy County Clerk (via email w/attachments)  
Ms. Robin Presley (via email w/attachments)  
Ms. Trish Steiner, ECCA (via email w/attachments)  
Ms. Jill Flamm, ECCA (via email w/attachments)  
Sayre Realty Investments, LLLP (via email w/attachments)

Exhibit "A"  
April 22, 2016 Letter

Petition No. 2-44  
Meeting Date 5-17-16  
Continued



**BestCare Now**  
URGENT CARE CLINIC  
3120 JOHNSON FERRY ROAD  
MARIETTA, GA 30062  
SCHEMATIC FLOOR PLAN  
3/2/2016

**ERDMAN**

Exhibit "B"  
April 22, 2016 Letter



**BestCare Now**

**URGENT CARE**

**OPEN 7 DAYS A WEEK**

**2 ROW**  
**6" READER**

stucco base

*Paint to match fascia band*

*Paint cabinet to match blue*

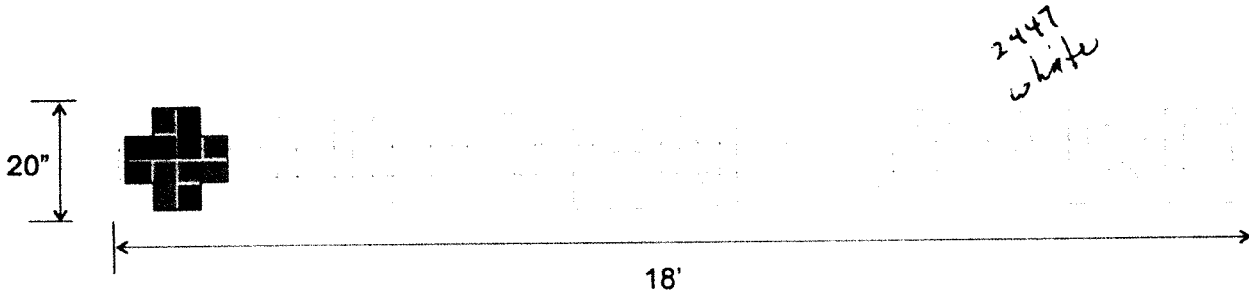
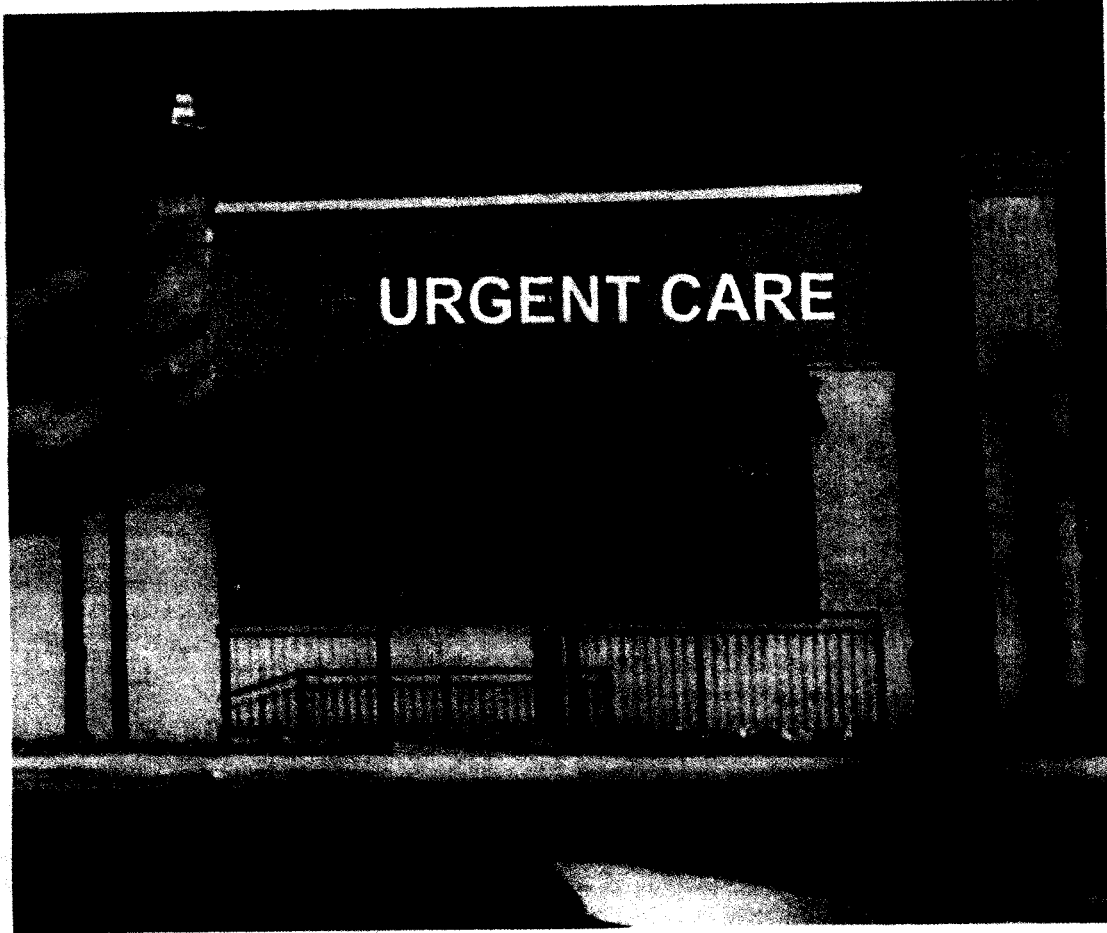
*3630-43  
light fascia*

*Sultan Blue  
3630-157*

4' x 7.5' lighted cabinet

4' x 4' base

Petition No. 2-44  
Meeting Date 5-17-16  
Continued



Race way mounted channel letters  
Internally illuminated, LED

Raceway: to match fascia  
Returns: Black  
Faces: tbd  
Trim: Black

GREATER GWINNETT SIGNS  
4100 G STEVE REYNOLDS BLVD  
NORCROSS, GA 30093  
770-717-0048  
ggsigns@bellsouth.net