

APPLICANT: Vinings Jubilee Partners, LTD

PETITION No.: V-34

PHONE: 770-438-8080

DATE OF HEARING: 05-09-2018

REPRESENTATIVE: J. Kevin Moore

PRESENT ZONING: NRC, NS

PHONE: 770-429-1499

LAND LOT(S): 908, 909, 952, 953

TITLEHOLDER: Vinings Jubilee Partners, LTD

DISTRICT: 17

PROPERTY LOCATION: On the south and west side of Paces Ferry Road, east of CSX railline, bisected by New Paces Ferry Road, (4300 Paces Ferry Road, 2850 Paces Ferry Road, 2950 New Paces Ferry Road).

SIZE OF TRACT: 9.71 acres

COMMISSION DISTRICT: 2

TYPE OF VARIANCE: 1) Waive the minimum sign setback requirement of 62 feet from the center of an arterial road right-of-way; 2) waive the minimum sign setback requirement of 42 feet from the center of any other road right-of-way; 3) waive the requirement that all ground-based monument-style signage must be located a minimum of one (1) foot from the existing public right-of-way; and 4) waive the requirement for ground based monument style signage to allow the signs depicted in the attached renderings.

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

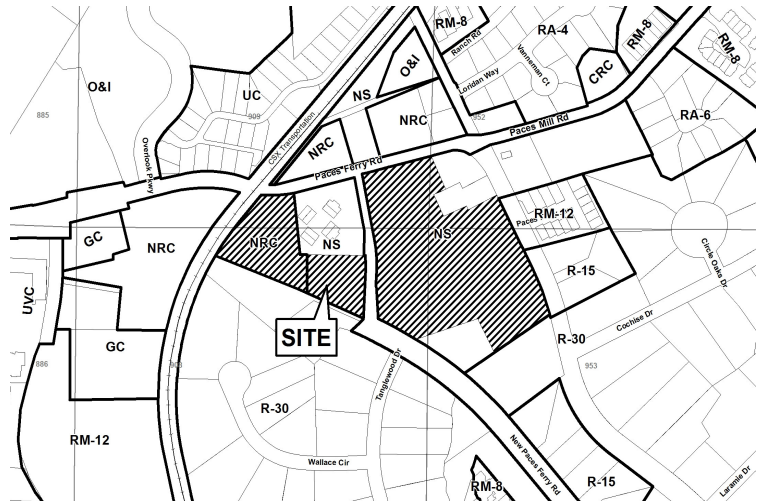
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Vinings Jubilee Partners,
LTD

PETITION No.: V-34

COMMENTS

TRAFFIC: Recommend monument signs be placed off the right-of-way and installed where it will not impede the line of sight for the driveways or roadways.

DEVELOPMENT & INSPECTIONS: No comments.

SITE PLAN REVIEW: No comments.

STORMWATER MANAGEMENT: No comments.

HISTORIC PRESERVATION: No comments.

DESIGN GUIDELINES: No comments.

CEMETERY PRESERVATION: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent lot.

WATER: Signs may not be placed within County water easements or over County water facilities

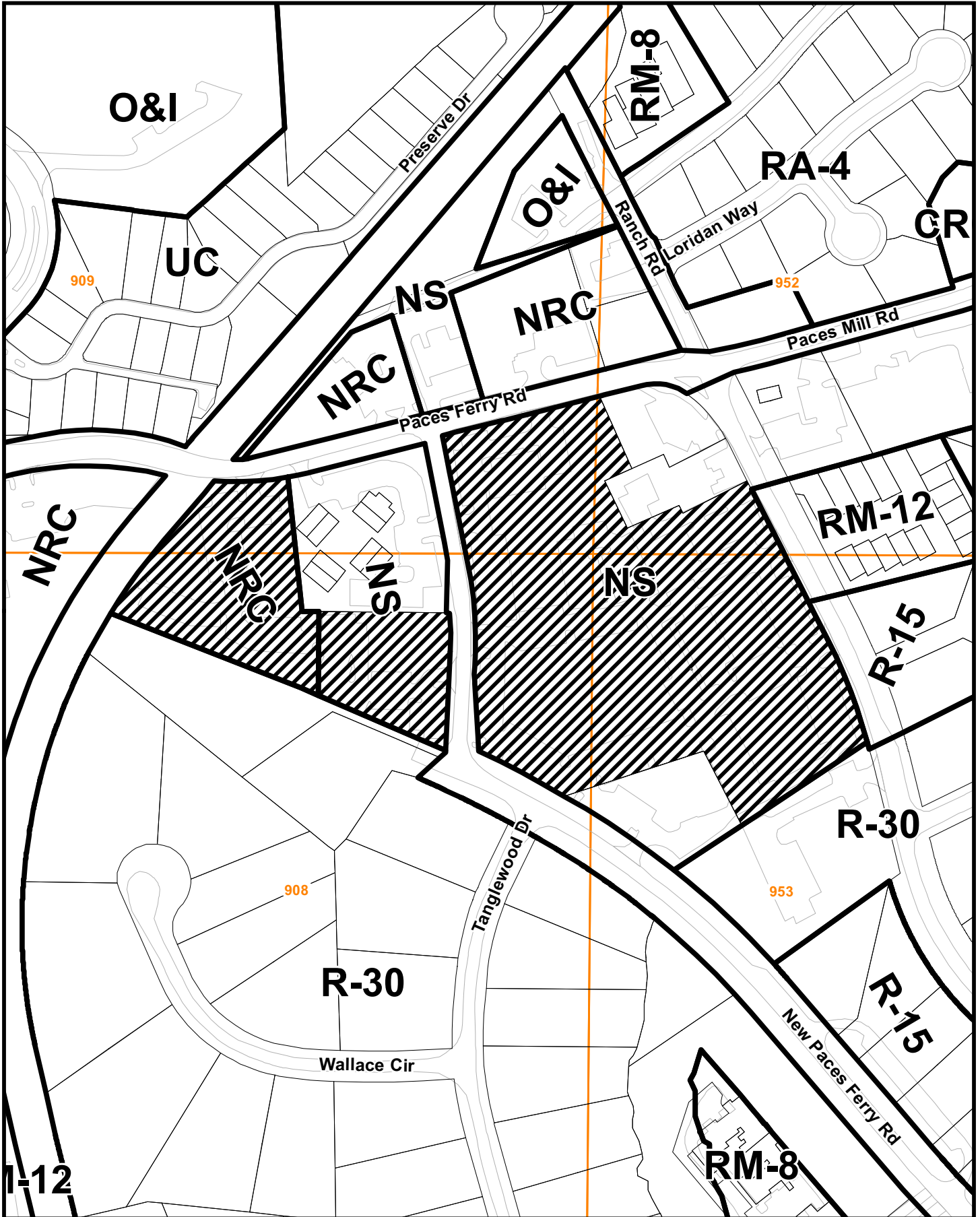
SEWER: Signs may not be placed within County water easements or over County water facilities

APPLICANT: Vinings Jubilee Partners,
LTD

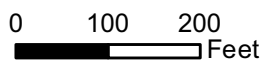
PETITION No.: V-34



FIRE DEPARTMENT: No comments.

V-34 2018-GIS



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



-  Land Lot
-  City Boundary

RECEIVED
MAR - 8 2018

Application for Variance Cobb County

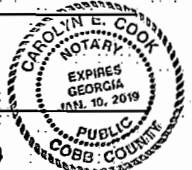
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

(type or print clearly)

Application No. V- 34 (2018)
Hearing Date: 05/09/2018

Applicant Vinings Jubilee Partners, Ltd.,
a Georgia limited partnership Phone # (770) 438-8080 E-mail spetters@pacesholdings.com
Moore Ingram Johnson & Steele, LLP Emerson Overlook, Suite 100, 326 Roswell Street
J. Kevin Moore Address Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

BY: [Signature] Phone # (770) 429-1499 E-mail jkm@mijs.com
(representative's signature) Georgia Bar No. 519728



Signed, sealed and delivered in presence of:
[Signature]
Notary Public

My commission expires: January 10, 2019

Titleholder Vinings Jubilee Partners, Ltd.,
a Georgia limited partnership Phone # (770) 438-8080 E-mail spetters@pacesholdings.com
Signature See Attached Exhibit "A" Address: Suite 363, 4300 Paces Ferry Road
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Present Zoning of Property NS, NRC
Location Southerly and westerly sides of Paces Ferry Road; easterly and westerly sides of New Paces Ferry Road;
Easterly of W. & A. Railroad (4300 Paces Ferry Road; 2850 Paces Ferry Road; 2950 New Paces Ferry Road)
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 908, 909, 952, 953 District 17th Size of Tract 7.161 +/- (Parcel 1)
2.550 +/- (Parcel 2) Acre(s)
9.711 +/- (Overall)

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.

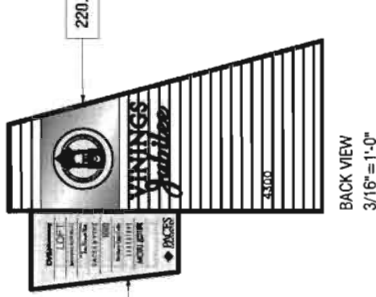
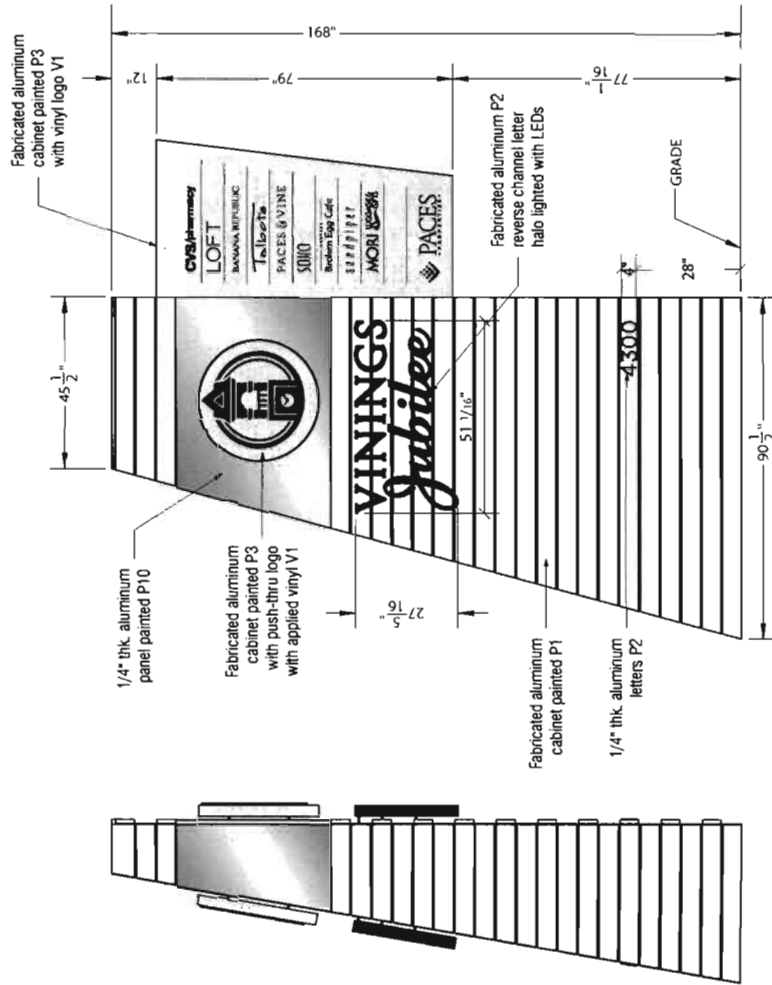
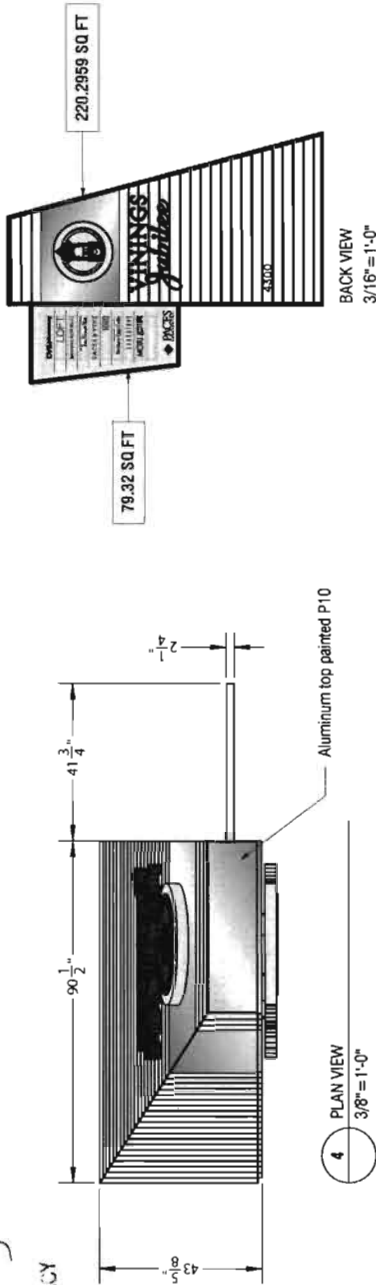
Size of Property _____ Shape of Property _____ Topography of Property _____ Other

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

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:
See Exhibit "B" attached hereto and incorporated herein by reference.

List type of variance requested: (1) Waiver of the minimum yard requirement of sixty-two (62) feet from the center of an arterial road right-of-way (See Sec. 134-313(i)(1)); (2) Waiver of the minimum yard requirement of forty-two (42) feet from the center of any other road right-of-way (See Sec. 134-313(i)(1)); and (3) Waiver of the requirement that all ground-based monument-style signage must be located a minimum of one (1) foot from the existing public right-of-way (See Sec. 134-313(i)(2)).

RECEIVED
 MAR - 8 2018
 COBB CO. COMM. DEVELOPMENT
 ZONING DIVISION



img
 Image Manufacturing Group
 5405 Buford Hwy., Ste. 270
 Norcross, GA 30071
 678.580.3281

These drawings were prepared by IMG for the sole purpose of conveying our intended manufacturing techniques in the construction of the proposed product. No other use, reproduction, or distribution of these drawings without the express written consent of IMG can only be obtained through a signed purchase order from IMG.

VININGS Jubilee

VININGS JU
 V-34
 (2018)
 Exhibit

SO: 3 D
 SR: JA
 PM: JA
 SCALE: NOTED
 DATE: DSR:
 SUBMITTED: 07/23/17 GT
 REVISED:

RELEASED:
 UPDATED
 RELEASE

SIGN TYPE: A
 PRIMARY ID MONUMENT

FILE LOCATION:
 \\MS-SERVER\Engineering\Winng_Jubilee\3081_Vinings_Submittal_0_24-Primary ID Monument

PAGE
 1.0

EXHIBIT "1"

RECEIVED
 MAR - 8 2018

COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



5405 Buford Hwy., Ste. 270
 Norcross, GA 30071
 678.580.3281

These drawings were produced by IMG for the sole purpose of conveying our intended manufacturing instructions to the contractor of the intended product. IMG Permits, Inc. is not responsible for any errors or omissions on these drawings. No warranty is made by IMG. All rights reserved. IMG.



VININGS JU

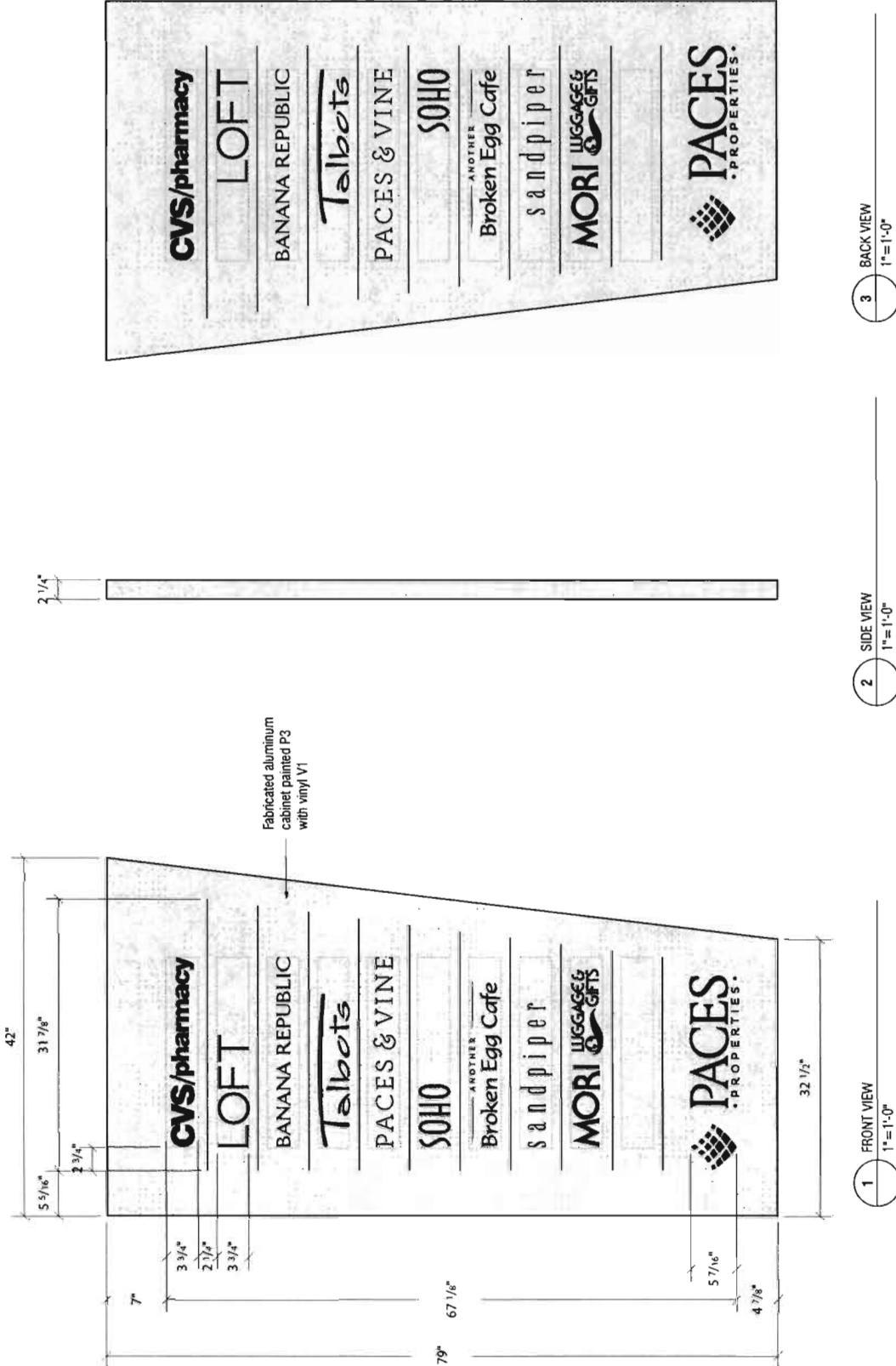
V-34
 (2018)
 Exhibit

SO: 3 D
 SR: D
 PR: JA
 SCALE: NOTED
 DATE: DSR:
 SUBMITTED: 07/21/17 GT
 REVISED:

RELEASED:
 UPDATED
 RELEASE

SIGN TYPE: A
 PRIMARY ID MONUMENT

FILE LOCATION:
 \\NAS-SERVER\Engineering\Wing_Jubilee\2018_Vinings_Jubilee\ID_Monument



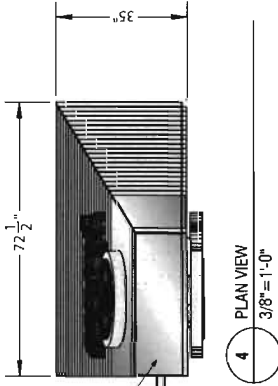
3 BACK VIEW
 1" = 1'-0"

2 SIDE VIEW
 1" = 1'-0"

1 FRONT VIEW
 1" = 1'-0"

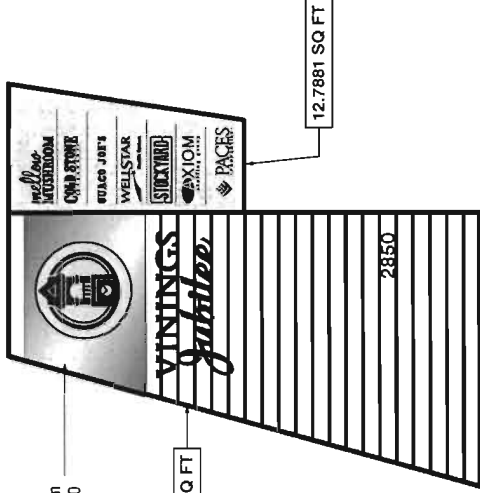
RECEIVED
 MAR - 8 2018

COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



Aluminum top painted P10

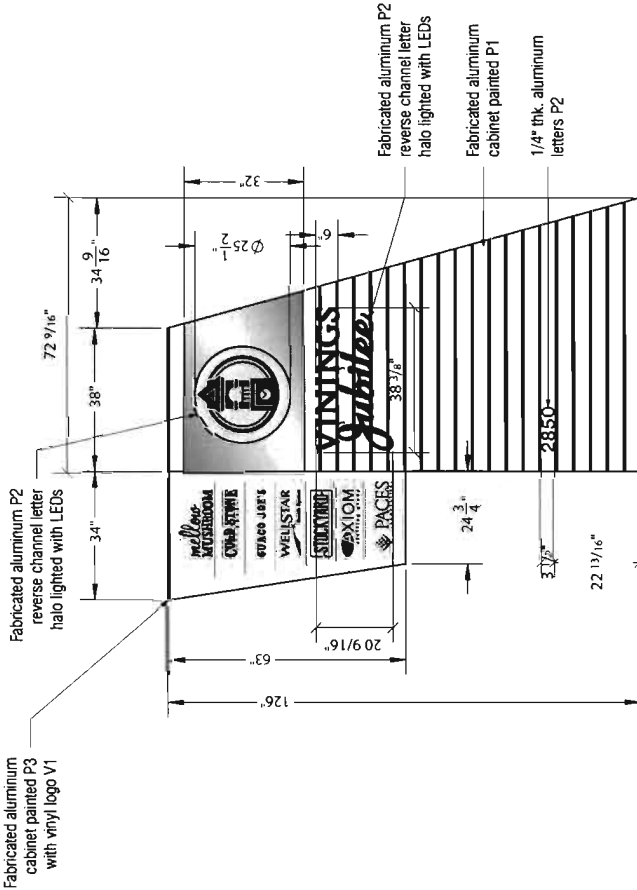
1/4" thk. aluminum
 panel painted P10



48.3368 SQ FT

12.7881 SQ FT

2850



5405 Buford Hwy., Ste. 270
 Norcross, GA 30071
 678.580.3281

These drawings were produced by IMG for the sole purpose of conveying our intended manufacturing instructions to the fabricator. The fabricator is responsible for the construction of the sign and for obtaining all necessary permits. IMG is not responsible for the construction of the sign or for obtaining any permits. The fabricator is responsible for the construction of the sign and for obtaining all necessary permits. IMG is not responsible for the construction of the sign or for obtaining any permits.



VININGS JU
 V-34
 (2018)
 Exhibit

SO: J
 SR: D
 PR: JA
 SCALE: NOTED
 DATE: 07/23/17
 DSR: GT
 SUBMITTED:
 REVISED:

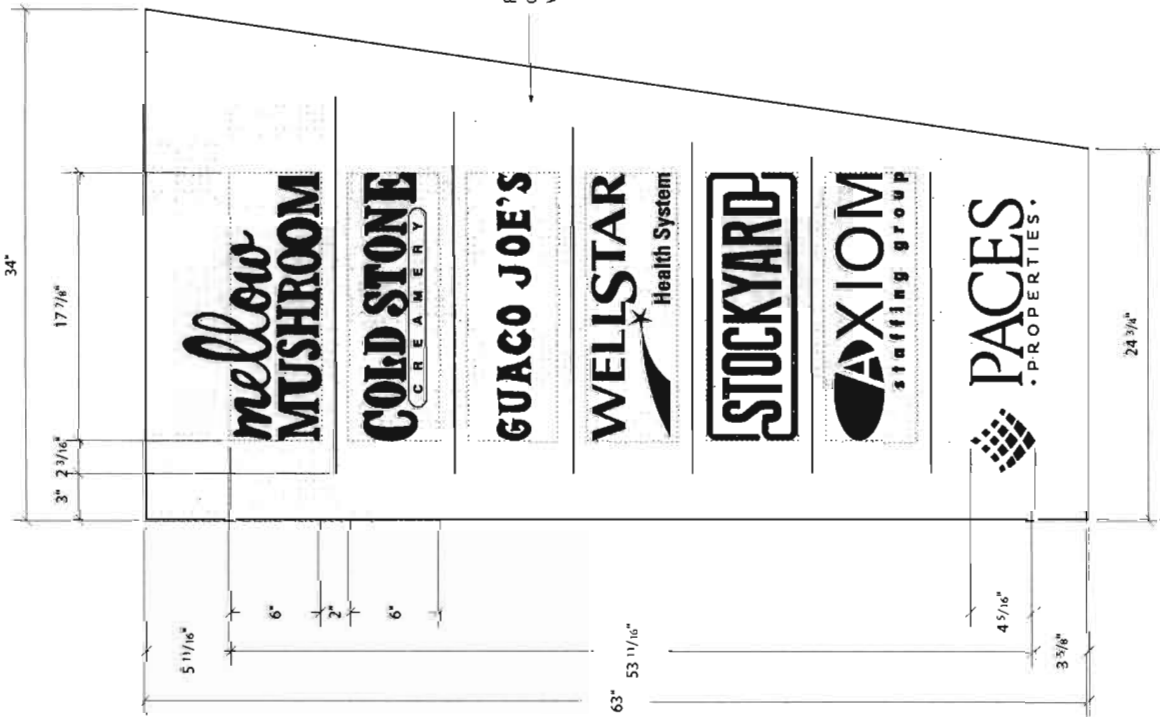
RELEASED:
 UPDATED
 RELEASE

SIGN TYPE: B.1
 SECONDARY ID MONUMENT

FILE LOCATION:
 \\img-server\engineering\winning_jobs\170817_Vinings_Jubilee_V-34_Secondary ID Monument

RECEIVED
MAR - 8 2018

COBB CO. COMM. DEV. AGENCY
2 1/4" ZONING DIVISION



1 FRONT VIEW
1-1/2" = 1'-0"

2 SIDE VIEW
1-1/2" = 1'-0"

3 BACK VIEW
1-1/2" = 1'-0"



5405 Buford Hwy., Ste. 270
Norcross, GA 30071
678.580.3281

These drawings were produced by IMG for the sole purpose of providing a visual representation of the proposed structure in the construction of the attached product. This drawing is not a contract document. No liability is assumed by IMG. Permission to copy, distribute to others or otherwise use these drawings can only be obtained through a written consent from IMG.



VININGS JU
V-34
(2018)
Exhibit

SO: 36
SR: D
PN: JA
SCALE: NOTED
DATE: 07/23/17
SUBMITTED: 07/23/17
REVISED:
DSR: GT

RELEASED:
UPDATED
RELEASE:

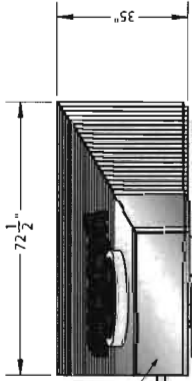
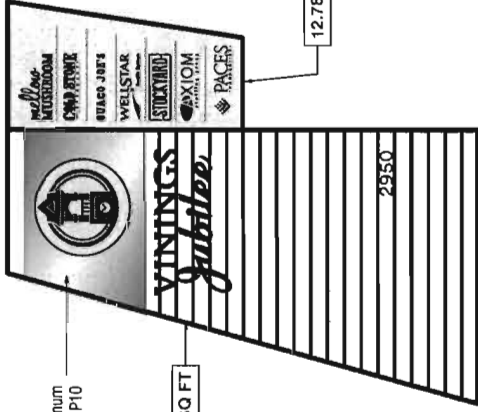
SIGN TYPE: B.1
SECONDARY ID MONUMENT

FILE LOCATION:
\\NAS-SERVER\lgm\img\2018\2018_Vinings_Jubilee_V-34

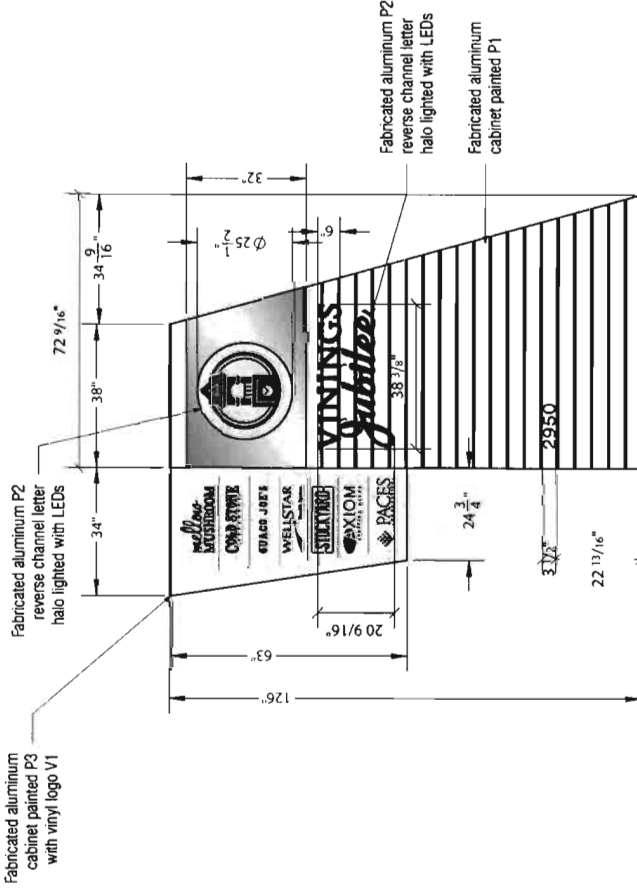
PAGE
2.1

RECEIVED
MAR - 8 2018

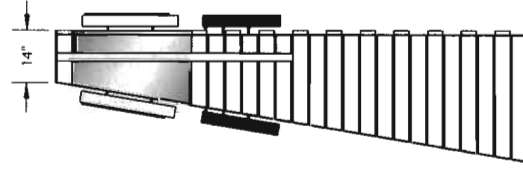
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



4 FRONT VIEW - LEFT
3/8" = 1'-0"

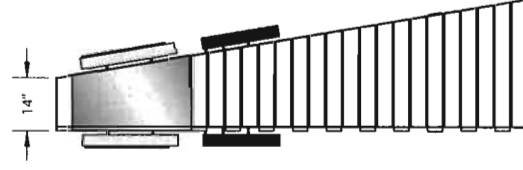


1 FRONT VIEW - RIGHT
3/8" = 1'-0"



2 FRONT VIEW - LEFT
3/8" = 1'-0"

5 BACK VIEW
3/8" = 1'-0"



3 FRONT VIEW - RIGHT
3/8" = 1'-0"

img
Image
Manufacturing
Group

5405 Buford Hwy., Ste. 270
Norcross, GA 30071
678.580.3281

These drawings were prepared by IMG for the use of the client. The client is responsible for the accuracy of the information provided. It is the responsibility of the client to obtain all necessary permits and approvals. No liability is assumed by IMG for any errors or omissions. All dimensions are in feet and inches. All materials are to be fabricated in accordance with the specifications of the client. All materials are to be fabricated in accordance with the specifications of the client. All materials are to be fabricated in accordance with the specifications of the client.



V-34
(2018)
Exhibit

SOAF: 36 DE
SR: PM: JA
SCALE: NOTED
DATE: DSR: GT
SUBMITTED: 07/21/17
REVISED:

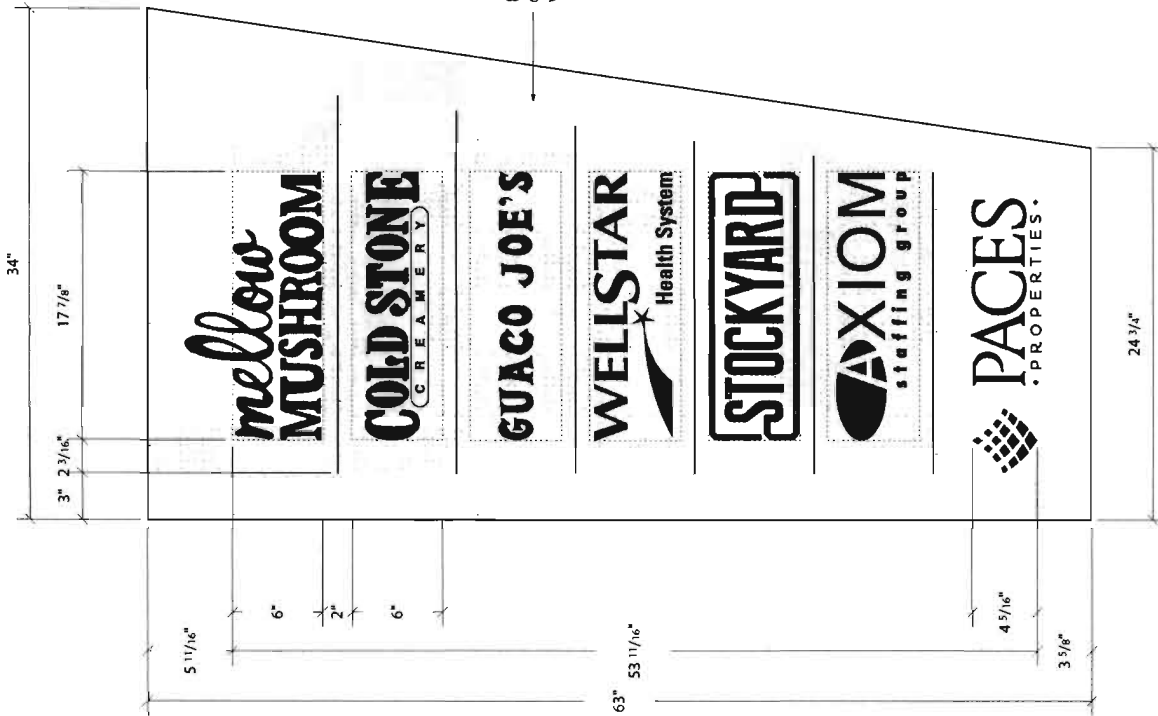
RELEASED:
UPDATED:
RELEASE:

SIGN TYPE: B.2
SECONDARY ID MONUMENT

FILE LOCATION
\\img-srvr\img\Projects\2018\2018_V-34_Vinings_Jubilee
300 - Vinings Jubilee O.B. Secondary ID Monument

RECEIVED
MAR - 8 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



1 FRONT VIEW
1-1/2" = 1'-0"

2 SIDE VIEW
1-1/2" = 1'-0"

3 BACK VIEW
1-1/2" = 1'-0"



5405 Buford Hwy., Ste. 270
Norcross, GA 30071
678.580.3281

These drawings were prepared by IMG for the sole purpose of conveying our intended manufacturing processes to the contractor at the required product. We do not warrant the accuracy of the drawings or the manufacturer's ability to reproduce the drawings. The manufacturer can only be contacted through a written contract with IMG.



VININGS JUBILEE
V-34
(2018)
Exhibit

SO: D
SR: D
PW: JA
SCALE: NOTED
DATE: 07/22/17
SUBMITTED: 07/22/17
GT
DSR: GT
REVISED:

RELEASED:
UPDATED:
RELEASE:

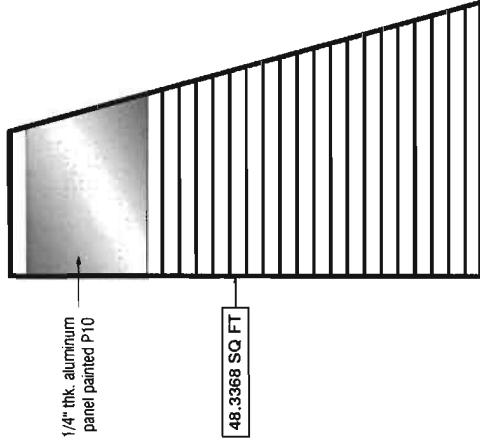
SIGN TYPE: B.2
SECONDARY ID MONUMENT

FILE LOCATION:
M:\0-SERVICES\Engineering\Vinings Jubilee
Bldg. Signage\02. B Secondary ID Monument

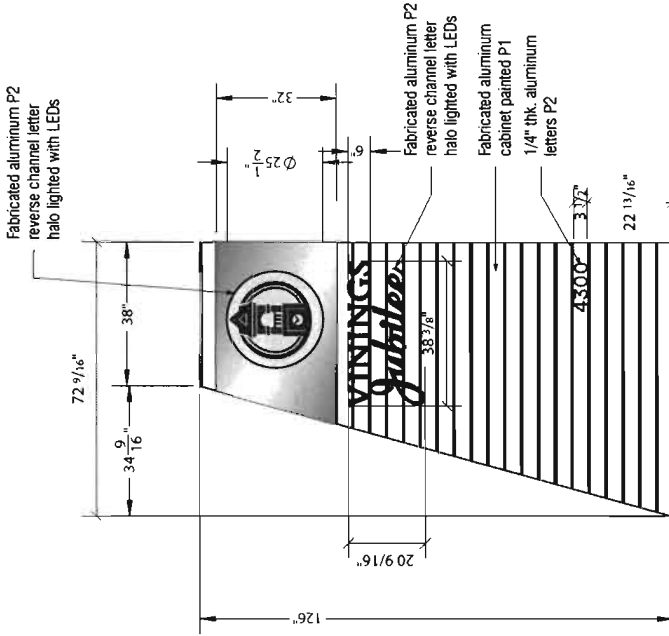
PAGE
2.3

RECEIVED
MAR - 8 2018

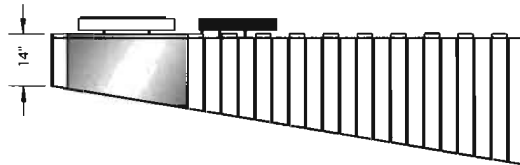
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



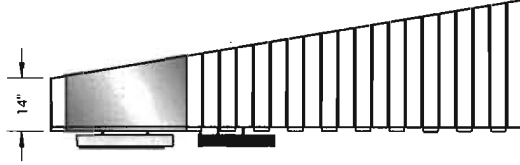
4 BACK VIEW
3/8" = 1'-0"



1 FRONT VIEW
3/8" = 1'-0"



2 FRONT VIEW - LEFT
3/8" = 1'-0"



3 FRONT VIEW - RIGHT
3/8" = 1'-0"



5405 Buford Hwy., Ste. 270
Norcross, GA 30071
678.580.3281

These drawings were prepared by IMG for the sole purpose of conveying our intended manufacturing instructions to the construction of the attached product. Permission to copy, reproduce or otherwise use these drawings without our written consent is prohibited.



VININGS
Jubilee

VININGS JU
V-34
(2018)
Exhibit

SO: 3/16
DR: DA
PK: JA
SCALE: NOTED
DATE: DSR:
SUBMITTED: 07/23/17 GT
REVISED:

RELEASED:
UPDATED
RELEASE

SIGN TYPE: B.3
SECONDARY ID MONUMENT

FILE LOCATION
\\NAS-SERVER\Engineering\Marketing_Jubilee
2017_Vining_Jubilee\2.0_B-Secondary ID Monument

V-34
(2018)
Exhibit

EXHIBIT "A" - ATTACHMENT TO APPLICATION FOR VARIANCE

RECEIVED
MAR - 8 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No.: V- 34 (2018)
Hearing Date: May 9, 2018

**Applicant/Titleholder: Vinings Jubilee Partners, Ltd.,
a Georgia limited partnership**

VININGS JUBILEE PARTNERS, LTD.,
a Georgia limited partnership

BY: DFP, INC., a Georgia corporation
its General Partner

BY: George A. Pettus
TITLE: President

[Corporate Seal]

Printed Name: George A. Pettus

Date Executed: MAR 7 '18

Address: Suite 363, 4300 Paces Ferry Road
Atlanta, Georgia 30339

Telephone No.: (770) 438-8080

Signed, sealed, and delivered
in the presence of:

Karen A. Harvill
Notary Public

Commission Expires

(Notary Seal)

KAREN ADELE HARVILL
MY COMMISSION EXPIRES
JUNE 13 2018
COBB COUNTY, GA.
NOTARY PUBLIC

V-34
(2018)
Exhibit

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR VARIANCE

RECEIVED
MAR - 8 2018

Application No.: V- 34 (2018)
Hearing Date: May 9, 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

BEFORE THE COBB COUNTY BOARD OF ZONING APPEALS

**Applicant/Titleholder: Vinings Jubilee Partners, Ltd.,
a Georgia limited partnership**

Please state what hardship would be created by following the normal terms of the ordinance:

Vinings Jubilee Partners, Ltd., as Applicant and Titleholder (hereinafter collectively "Applicant"), is the owner of improved real property totaling 9.711 acres, more or less, located on the southerly and westerly sides of Paces Ferry Road; the easterly and westerly sides of New Paces Ferry Road; easterly of the W. & A. Railroad, being more particularly known as 4300 Paces Ferry Road, 2850 Paces Ferry Road, and 2950 New Paces Ferry Road, Land Lots 908, 909, 952, and 953, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). The Property was developed many years ago for the retail center known as "Vinings Jubilee," which is still operational and a key component to the Vinings restaurant and retail area along Paces Ferry Road.

Applicant is proposing to upgrade and completely replace the existing signage for the Vinings Jubilee retail center. Copies of the proposed replacement signage plans are attached collectively as Exhibit "1" to this narrative. Applicant seeks waivers of certain regulations within the Sign Ordinance, as follows:

- (1) Waiver of the minimum yard requirement of sixty-two (62) feet from the center of an arterial road right-of-way;
- (2) Waiver of the minimum yard requirement of forty-two (42) feet from the center of any other road right-of-way; and
- (3) Waiver of the requirement that all ground-based monument-style signage must be located a minimum of one (1) foot from the existing public right-of-way.

Applicant proposes the installation of the new, replacement signage in the exact location as the existing signage, and the current requirements of the Cobb County Sign Ordinance would not allow replacement of the signs. There are no other reasonable locations for placement of the new and updated signage due to the

existing infrastructure and improvements within the Vinings Jubilee retail center than where they are presently located. Additionally, in the years following construction and occupancy of the retail center, the Vinings area has experienced immense growth which has necessitated improvements along the existing rights-of-way, including condemnations of properties for road widenings, construction of new roadways, entrance realignments, and many other improvements which directly affected the Subject Property. Further, the Cobb County Zoning Ordinance and Development Standards which was in effect at the time of development of the retail center have been revised. The waivers as set forth above, must be approved to allow for installation of the updated, replacement signage. To grant the requested variances would result in no detrimental impact upon the Subject Property or any other adjacent or surrounding properties.