

**MAY 20, 2014 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2**

ITEM OB-26

PURPOSE

To consider a site plan amendment for Primrose Schools regarding rezoning application Z-110 of 1984 (Marett Properties, Inc.), for property located on the east side of Johnson Ferry Road, south of Little Willeo Road in Land Lot 67 of the 1st District.

BACKGROUND

The subject property is zoned O&I and is developed with office buildings and a bank. The applicant is requesting a site plan amendment to remove one office building in the back of the complex and replace it with a one-story Primrose School. The proposed building would be approximately 25% smaller than the current office building. There would be playground areas on the north and east sides of the building. The proposal is an allowable use in the O&I zoning district. The plan meets parking, setback, F.A.R., impervious surface, and the required buffers. If approved, all previous zoning conditions not in conflict would remain in effect.

FUNDING

N/A

STAFF COMMENTS

Water & Sewer Comments: Additional System Development Fee (sewer fee) may be assessed at time of building permit.

Cobb DOT: Recommend no additional access to Johnson Ferry Road.

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the site plan amendment.

ATTACHMENTS

Other Business application, request letter, proposed site plan, proposed stipulations and current zoning stipulations.

08-26

Application for "Other Business"

Cobb County, Georgia

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

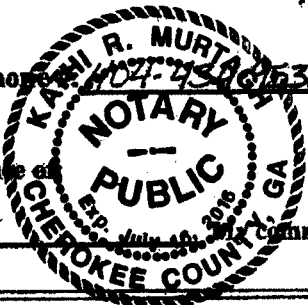
BOC Hearing Date Requested: 5/20/14

Applicant: RC Cooper, Primrose Schools Phone #: 770-529-4100
(applicant's name printed)

Address: 3660 Cedarcrest Rd., Acworth, GA E-Mail: Cooper@primroseschools.com

Rebecca Calbert Address: 683 Day Lily Ct., Acworth, GA 30102
(representative's name, printed)

RC Calbert Phone: 404-458-6153 E-Mail: Rebecca@CalbertDesign.com
(representative's signature)



Signed, sealed and delivered in presence of

Kathi R. Murphy
Notary Public

Commission expires: 7/16/2016

Titleholder(s): AB CROSSINGS CENTER, LLC Phone #: 410-727-4083
(property owner's name printed)

Address: 300 E. LOMBARD ST., #1200, BALTIMORE, MD 21202 E-Mail: legol@abrealty.com

Matthew Samuel, VICE PRESIDENT OF BROWN CROSSINGS
(Property owner's signature) CENTER, LLC, its Manager

Signed, sealed and delivered in presence of:

Pamela Michele Rice
Notary Public

My commission expires: 9/10/2016

Commission District: 2 (SE Cobb) Zoning Case: Z110-1984

Date of Zoning Decision: _____ Original Date of Hearing: _____

Location: 1000 Johnson Ferry Rd., Marietta, GA
(street address, if applicable; nearest intersection, etc.)

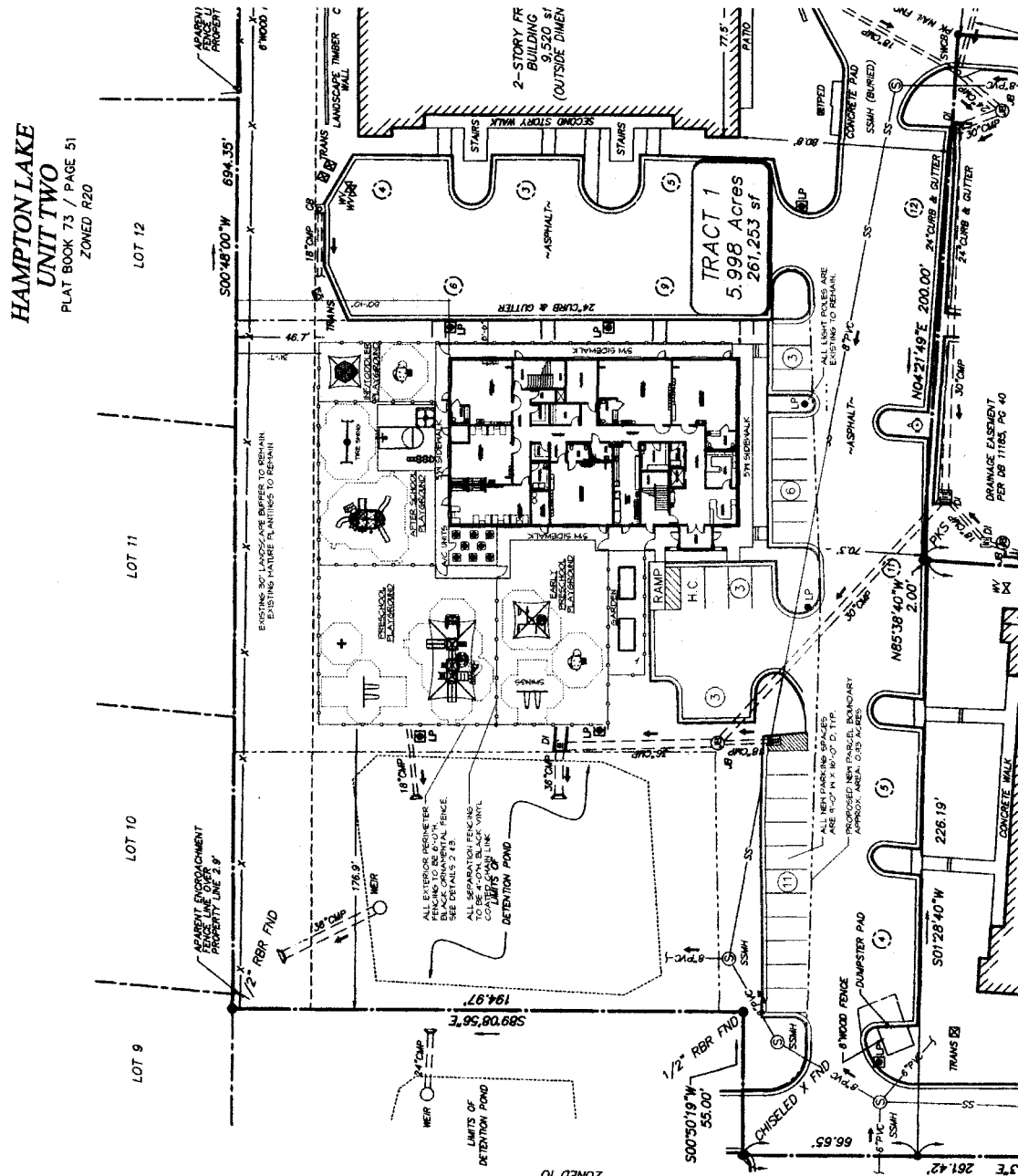
Land Lot(s): 67 District(s): 1st

State specifically the need or reason(s) for Other Business: The property is
currently used for Business purposes. The proposed use will
be childcare.

(List or attach additional information if needed)

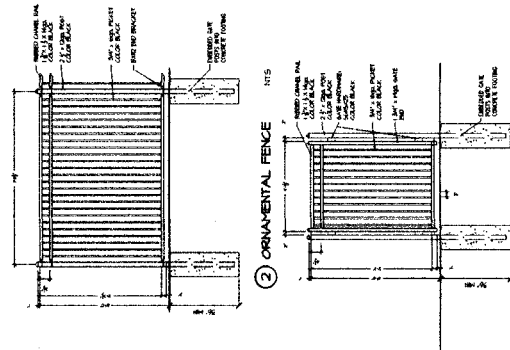
[illegible]

PROPOSED PLAN



① CONCEPT SITE PLAN 1" = 20'

NORTHWEST GEORGIA HEALTH SYSTEM, INC.



② ORNAMENTAL FENCE

3) ORNAMENTAL GATE

COBB COUNTY GEORGIA
FILED IN OFFICE

2013 FEB 12 PM 1:19

COBB COUNTY ZONING DIVISION

No. 110

COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES

COBB COUNTY PLANNING COMMISSION

Date of Application 2/28/84 Date of Hearing 4/10/84
Titleholder Johnson Ferry Dev. Co. (partnership) Signature Maria Lynn Stevens
Address 919 Johnson Ferry Rd. Marietta, Ga. 30067 Phone 404-2878
Applicant Marett Properties, Inc. Signature A. R.
Address P.O. Box 76576 Atlanta, GA 30328 Day Phone 955-6900
To Zone From R-20 To O & I Land Use _____
For the Purpose of Bank, Office Buildings
Land Lot(s) 67 District 1 Section 2, Cobb County
Containing 12 acres
Located Southeast of intersection of Johnson Ferry Road and Little Willeo Rd.
This property being more particularly described as follows:

ATTACHED

page #2 of 3 4813
(RN)

MINUTES OF APRIL 24, 1984
PAGE 3

10. ENGINEERING DEPARTMENT - STREET LIGHTS - KENNESAW VIEW LIGHTING DISTRICT:

MOTION: After holding a public hearing, the Commission, on motion duly made by Commissioner Paschal and seconded by Commissioner Thompson, approved the establishment of a street light district for the Kennesaw View area at a rate of \$2.50 per month per residence. A petition signed by 87% of the lot owners requesting the creation of a street light district has been received. This area has met the requirements for acceptance set forth in the Cobb County Street Light Ordinance.

VOTE: Unanimously carried.

11. ENGINEERING DEPARTMENT - STREET LIGHTS - SAN ANDRA FOREST - UNIT I:

MOTION: After holding a public hearing, the Commission, on motion duly made by Commissioner Williams and seconded by Commissioner Lankford, approved the establishment of a street light district for the San Andra Forest - Unit I area at a rate of \$2.50 per month per residence. A petition signed by 86% of the lot owners requesting the creation of a street light district has been received. This area has met the requirements for acceptance set forth in the Cobb County Street Light Ordinance.

VOTE: Unanimously carried.

12. ENGINEERING DEPARTMENT - STREET LIGHTS - SHAW WOODS LIGHTING DISTRICT:

MOTION: After holding a public hearing, the commission, on motion duly made by Commissioner Williams and seconded by Commissioner Lankford, approved the establishment of a street light district for the Shaw Woods area at a rate of \$2.50 per month per residence. A petition signed by 78% of the lot owners requesting the creation of a street light district has been received. This area has met the requirements for acceptance set forth in the Cobb County Street Light Ordinance.

VOTE: Unanimously carried.

13. PLANNING DEPARTMENT - USE OF COBB COUNTY OFFICIAL MAP:

MOTION: On motion duly made by Commissioner Paschal and seconded by Commissioner Thompson, the Commission approved the request of Alexandria Drafting Company for the use of the Cobb County Official Base Map to update their commercial map. A check for \$100.00 has been received along with this request to cover the fee set by the Board of Commissioners.

VOTE: Unanimously carried.

14. ZONING DEPARTMENT - APPLICATION #110 - MARETT PROPERTIES, INC.:

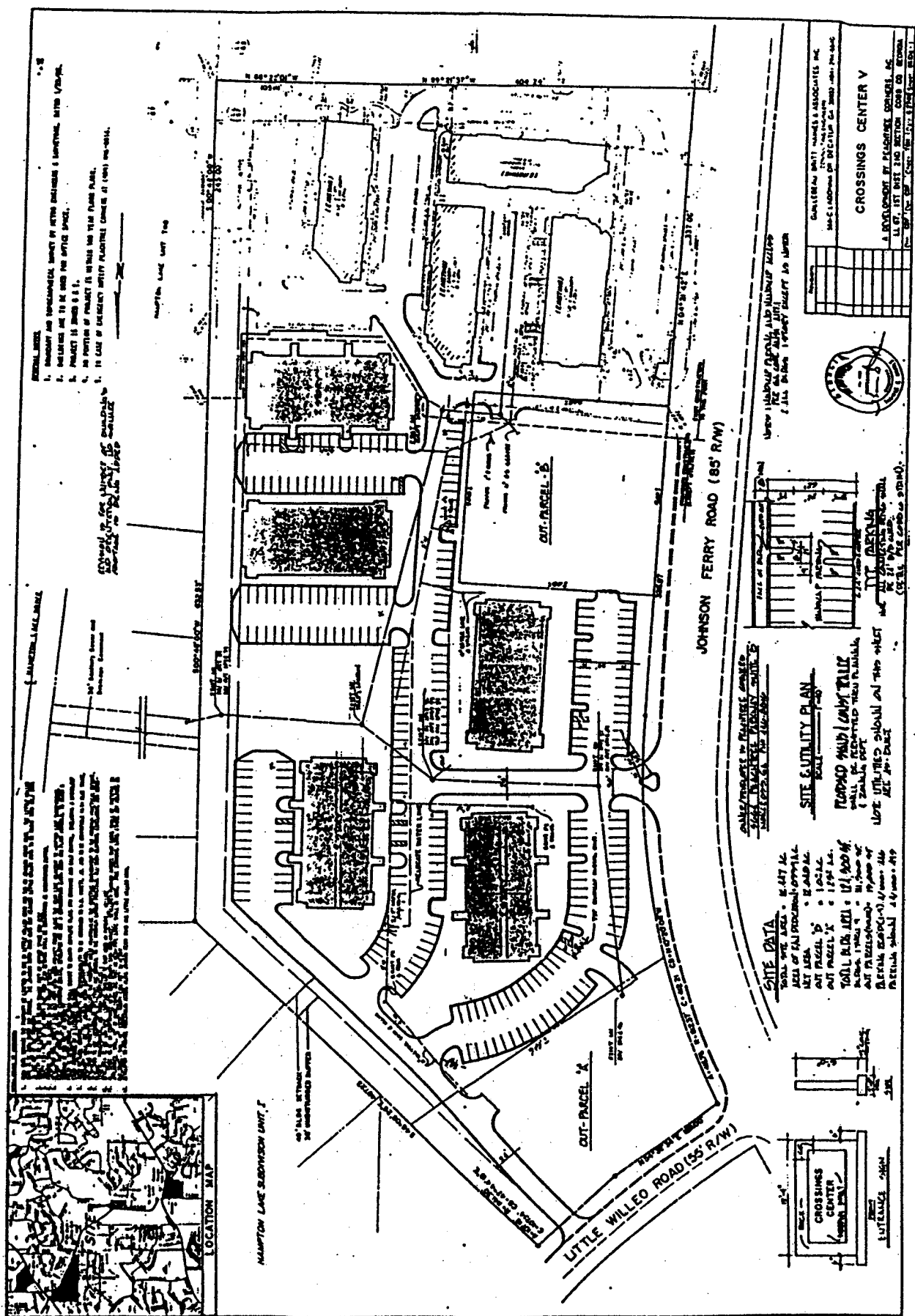
MOTION: On motion duly made by Commissioner Williams and seconded by Commissioner Lankford, the Commission approved rezoning application #110 from Marett Properties, Inc. for rezoning from R-20 to OI for the purpose of bank and office buildings in Land Lot 67 of the 1st District, located at the southeast intersection of Johnson Ferry Road and Little Willet Road subject to the list of stipulations outlined in a letter dated April 24, 1984 to the Commission from William W. Marett, Jr., on file in the Zoning Department and marked as exhibit "A". Said approval is also subject to the final site plans being submitted to and approved by the Board of Commissioners.

VOTE: Unanimously carried.

15. ZONING DEPARTMENT - APPLICATION #116 - R. E. HOASTER:

MOTION: On motion duly made by Commissioner Paschal and seconded by Chairman Barrett, the Commission denied rezoning application #116 from R.E. Hoaster for rezoning from R-20 to RA-4 for the purpose of cluster homes in Land Lot 128 of the 17th District, located at the end of Shay Drive, north of Smyrna-Powder Springs Road.

Revised





Marett Properties, Inc. / P. O. Box 76576 / Atlanta, Georgia 30328 / (404) 955-6900

April 24, 1984

Cobb County Commission
P. O. Box 649
Marietta, Georgia 30061

4-24-84
EXHIBIT "A"
JK

Dear sir or madam:

Marett Properties, Incorporated's application for rezoning of 12.5 acres at the intersection of Johnson Ferry Road and Little Willeo will be heard on April 24, 1984. As a result of traffic and other studies concerning the property, we would like to submit this final list of stipulations for the rezoning:

1. Curb cuts serving the property be limited to one on Little Willeo Road and two on Johnson Ferry Road. The Little Willeo curb cut to be both entry and egress. The Johnson Ferry Road curb cut nearest Little Willeo Road to be right turn only both in and out of the property.
2. Density to be limited to 10,000 square feet of office space per acre.
3. Thirty (30) feet of the forty (40) foot rear setback shall be designated as undisturbed buffer.
4. Parking shall be allowed in the front setback.
5. Developer shall erect a six (6) foot high wood privacy fence along the rear line adjacent to Hampton Lake Subdivision, except that where no foliage currently exists, developer may use a combination earth berm and plant material to reach a minimum of six feet at maturity.
6. Prior to development, developer shall submit to County complete plans for drainage and silt control, including a hydrology study prepared by a licensed engineer.
7. Architectural control, authority and responsibility to be assigned to W. W. Marett, Jr. and to be compatible with Olde Towne, Merchants Walk, and the Johnson Ferry Baptist Church.
8. Developer to attractively landscape the property while maintaining the existing environment to the maximum practical extent.
9. Developer to use underground utilities and conceal to the maximum extent practical all such elements (Including air conditioners, transformers, and trash receptacles).

10. Developer to use low level lighting similar to that used in Papermill Village.

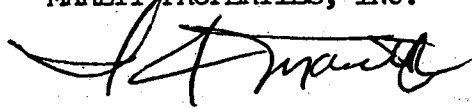
11. All signs to be in conformance with Cobb County sign ordinances. Developer further agrees that signs shall be tasteful in appearance, shall not be backlighted and that no neon-type signs shall be used. Free-standing signs (those not mounted on buildings) shall not exceed twenty (20) feet in height.

12. Developer to provide pedestrian access along Johnson Ferry Road and Little Willeo Road.

We hope that these restrictions, used in conjunction with a very fine land plan, will cause this development to be compatible with the surrounding community and we appreciate your support of this application. If I may be of further assistance or if you have additional questions, please feel free to call me personally.

Sincerely,

MARETT PROPERTIES, INC.



William W. Marett, Jr.
President

page # 35
of 4813

17. ZONING DIVISION - AMENDMENT TO ZONING CONDITIONS - CLASSIC HOMES BY PULTE MASTER BUILDERS:

Mark Danneman, Zoning Administrator, stated that Pulte Master Builders requested that this item be withdrawn at this time.

14. ZONING DIVISION - PLAN APPROVAL - D.D.C. CONTRACTING COMPANY:

MOTION: On motion duly made by Commissioner Williams and seconded by Chairman Smith, the Commission approved the final floor plans and exterior design plans as submitted by D.D.C. Contracting Company for a subdivision located on the north side of Blackwell Road, east of Canton Highway in land Lots 373 and 420, 16th District, Cobb County, Georgia. Said plans on file in the Zoning Division marked as Exhibit "A".

VOTE: Unanimously carried.

15. ZONING DIVISION - PLAN APPROVAL - WEBB/ATLANTA:

MOTION: On motion duly made by Commissioner Thompson and seconded by Commissioner Paschal, the Commission approved Phase 1 of the Webb/Atlanta project which includes the relocation of Six Flags Road as presented. Property located on the northwest side of Six Flags Road, southwest of Six Flags Drive, on the southeast side of Six Flags Road, northwest of the Chattahoochee River in Land Lots 939, 942, 943, 781, 780, 779, 785, 786, 787, 869, 868, 867, 870, 871, 872 and 944, 18th District, Cobb County, Georgia.

VOTE: Unanimously carried.

16. ZONING DIVISION - APPLICATION NO. 110 - FINAL SITE PLAN APPROVAL - THE CROSSINGS OFFICE PARK:

MOTION: On motion duly made by Commissioner Williams and seconded by Commissioner Burton, the Commission approved the final site plans as submitted by The Crossings Office Park on Application #110 for an office and bank located on the south side of Johnson Ferry Road, south of Little Willeo Road in Land Lot 67, 1st District, Cobb County, Georgia. Said approval is subject to the right-of-way being brought up to minimum standards, Cobb D.O.T. approval on the redesign of the right-in, right-out driveway on Johnson Ferry Road and installation of the fence and landscaping prior to any additional construction. The overall plans to be resubmitted with the final plan approval on the out parcels.

VOTE: Unanimously carried.

Original Date of Application: 2-28-84

Applicant's Name: MARETT PROPERTIES, INC.

THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE COBB COUNTY PLANNING COMMISSION AND THE COBB COUNTY BOARD OF COMMISSIONERS

OTHER BUSINESS ITEM OF 7-20-93 Item #2:

#110 OF 1984 MARETT PROPERTIES, INC. -- SITE PLAN AMENDMENT

To consider approval of site plan amendment, site plan specific approval by the Board of Commissioners of site plan and architectural design for the Chattahoochee Bank, petition #110 Marett Properties, Inc., for OI zoned property located in Land Lot 67 of the 1st District, at the southeast intersection of Little Willeo and Johnson Ferry Road.

As part of the Other Business Consent Agenda, the Board of Commissioners approved the site plan and architectural design for Chattahoochee Bank (#110 of 1984 - Marett Properties, Inc.). Motion by Wysong, second by Cooper, carried 5-0.

THE FOLLOWING IS AN EXCERPT OF THE MINUTES OF THE REGULAR MEETING BOARD OF COMMISSIONERS HELD OCTOBER 26, 1993:

Item #13. COMMUNITY DEVELOPMENT DEPARTMENT - APPROVAL OF AMENDMENT TO SITE PLAN FOR THE CHATTAHOOCHEE BANK/BANK SOUTH LOCATED AT THE SOUTHEAST INTERSECTION OF JOHNSON FERRY ROAD AND LITTLE WILLEO ROAD: MOTION: Motion by Wysong to approve the revised site plan as submitted dated October 11, 1993 marked Exhibit A, to allow the relocation of the ATM and increase the building square footage to 3,153 sq. ft. for the Chattahoochee Bank/Bank South at the southeast intersection of Johnson Ferry Road and Little Willeo Road. Copy of revised site plan on file in the Planning and Zoning Department. VOTE: ADOPTED unanimously

See attached page for additional minutes.
Karen L. Hach

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

PAGE 54 OF 5413

APPLICATION NO. #110

ORIGINAL DATE OF APPLICATION: 2-28-84

APPLICANT'S NAME: MARETT PROPERTIES, INC.

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

OTHER BUSINESS Item #2 BOC decision of August 15, 1995 Zoning
Hearing:

TO CONSIDER SITE PLAN APPROVAL FOR PROMINA NORTHWEST PHYSICIANS
GROUP (#110 OF 1984 - MARRETT PROPERTIES INC).

To consider site plan approval for Promina Northwest Physicians
Group (zoning application #110 of 1984 - Marrett Properties, Inc.),
property is located on the east side of Johnson Ferry Road, south
of Little Willeo Road, in Land Lot 67 of the 1st District.

Mr. Danneman reported that proposed site plan retains the same
buffers and access points as previously approved, while replacing
2-story structure with a 1-story structure and greatly reducing
density.

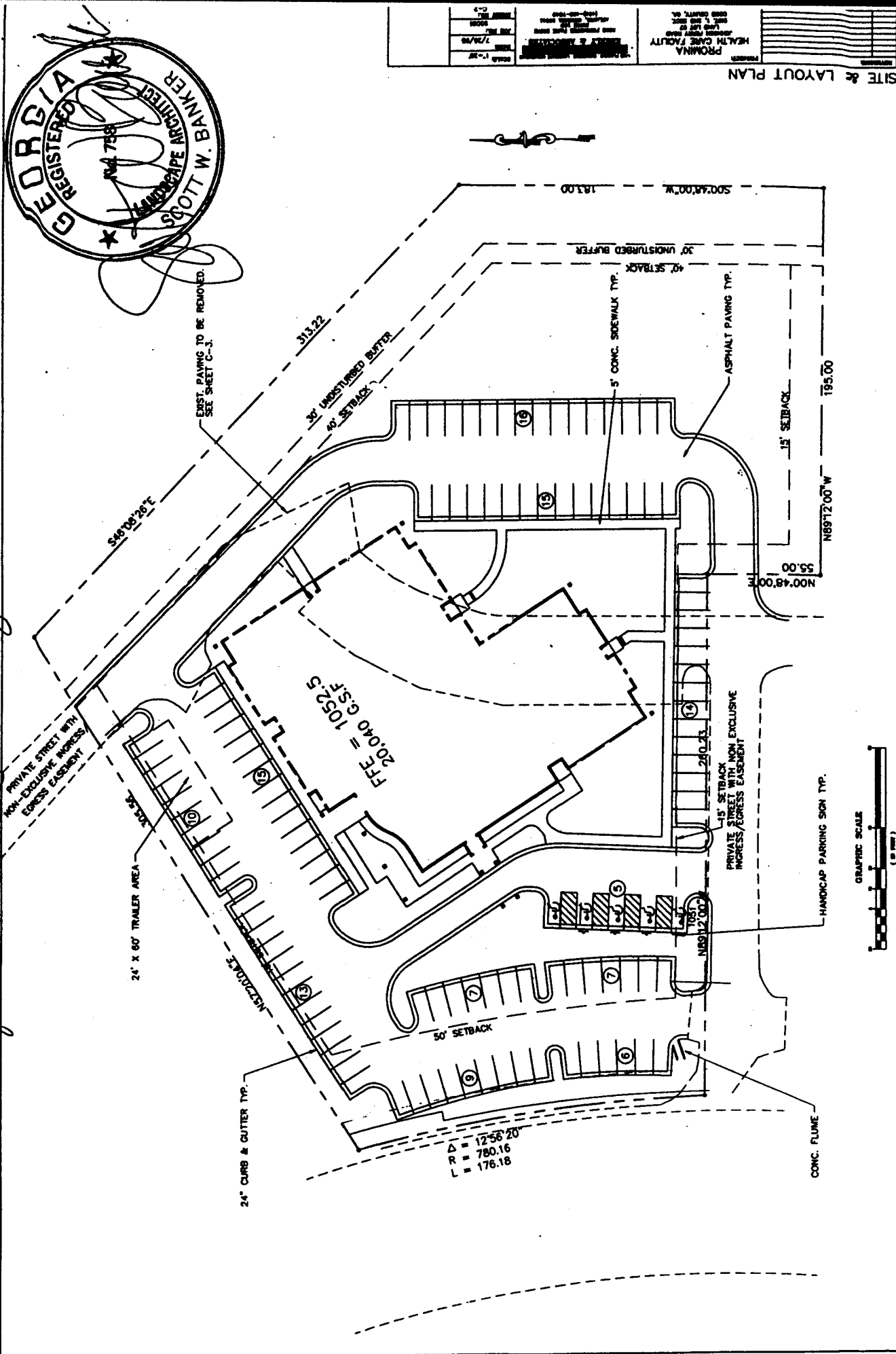
Following this presentation the Board of Commissioners approved
site plan for Promina Northwest Physicians Group (zoning
application #110 of 1984 - Marrett Properties Inc.) subject to site
plan submitted dated July 26, 1995; 2) all other applicable
stipulations/conditions to remain in effect. Motion by Wysong,
second by Byrne, carried 3-0.

Karen L. Hach

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

#110 of 1995 (Marshall Properties)

As referenced in Zoning Minutes of 8-15-95

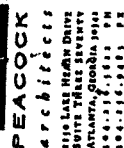


ORIGINAL DATE OF APPLICATION: 03-16-99APPLICANTS NAME: MARRETT PROPERTIES, INC.THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS**BOC DECISION OF 03-16-99 ZONING HEARING:****OTHER BUSINESS ITEM #4 -- TO CONSIDER SITE PLAN
APPROVAL --- #110 OF 1984 (MARRETT PROPERTIES, INC.)**

To consider Site Plan Approval for HarborDental regarding Application #110 of April 10, 1984 (Marrett Properties, Inc.), for property located on the east side of Johnson Ferry Road, south of Little Willeo Road in Land Lot 67 of the 1st District.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding site plan approval for HarborDental relative to application #110 (Marrett Properties, Inc. of April 10, 1984). Following discussion, the Board of Commissioners **approved** site plan as presented for HarborDental regarding Application #110 (Marrett Properties, Inc. of April 10, 1984) for property located on the east side of Johnson Ferry Road, south of Little Willeo Road in Land Lot 67 of the 1st District (Crossings Center Office Park) subject to: 1) site plan (attached and made a part of these minutes); 2) landscape plan (attached and made a part of these minutes); 3) building elevation drawings (attached and made a part of these minutes); 4) all other previous conditions/stipulations to remain in effect. Motion by Olens, second by Byrne, carried 4-0.

6-3 11 02, 1 & 2 DISTRICT, 2 & 4 SECTION COLLEGE COUNTY, GEORGIA Harbordental JOHNS ON FERRY ROAD SITE PLAN	Harbordental OWNER/DEVELOPER SML 500 1755 Peachtree Corners Circle Marietta, Georgia 30066 (878) 568-9999		ATLANTA ENGINEERING SERVICES, INC. 3006 ROYAL ALMA DRIVE, SUITE 176 ALPHARETTA, GEORGIA 30009 (878) 287-5505 (878) 287-5506 FAX e-mail: atlaseengr@earthlink.net NATIONAL INFORMATION
--	---	--	---



DENTAL COMMONS
JOHNSON FERRY ROAD
HARBOR DENTAL L.L.C.

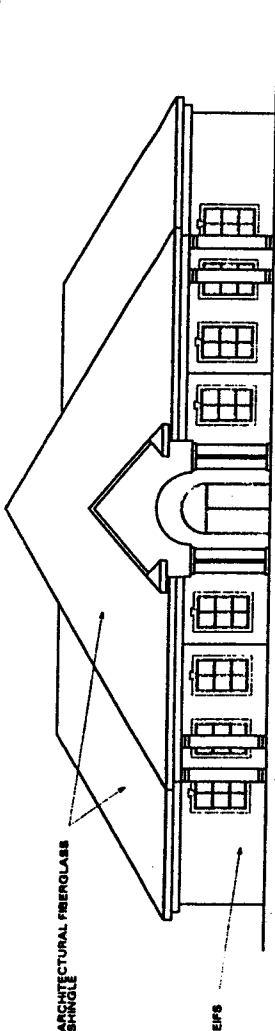
[illegible]

PROJECT NUMBER	98014.02
CAD FILE:	
A4.10.DGN:	
DATE:	02.15.99
DRAWING TITLE:	ELEVATIONS

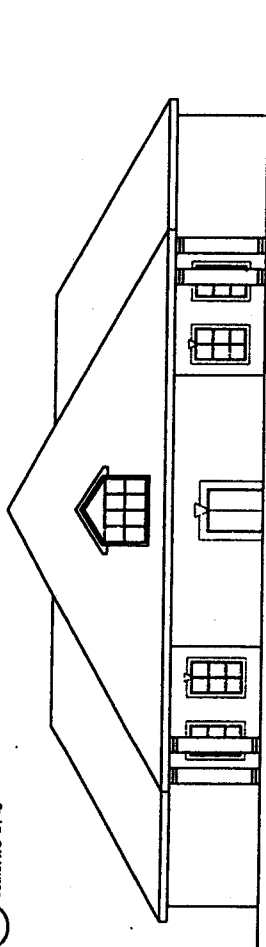
DEVELOPING WEALTH

A4.10

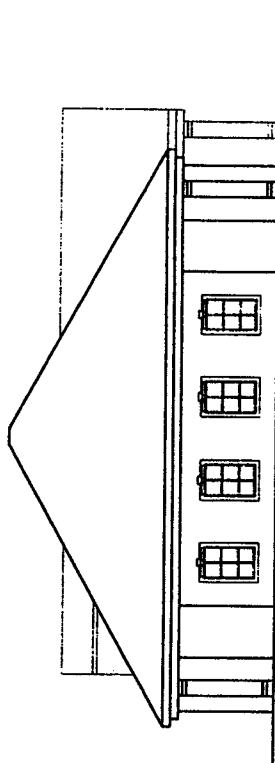
#1108/1984-3 Decision
rendering as stipulated
by Dec of 3/16/89 Zoning
Board (Other Guar. rec'd
Form # 4).
T. King



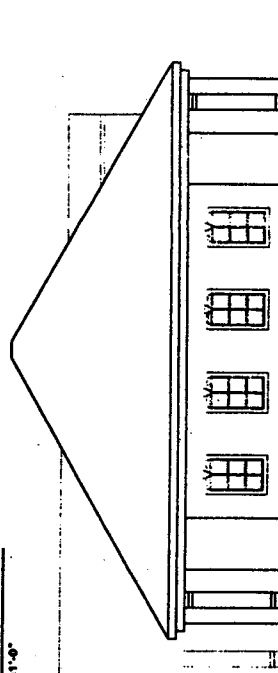
1 WEST ELEVATION
A4.10 scale: 1/8" = 1'-0"



2 EAST ELEVATION
scale: 1/8"=1'-0"



3 NORTH ELEVATION
XX.10 number 1/8"=1'-0"



4 SOUTH ELEVATION
scale: 1/8"=1'-0"

Note: Large drawing in zoning file