

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

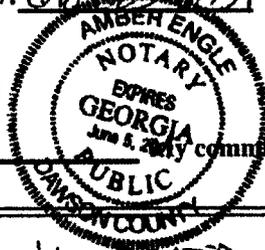
Address: 4045 Admiral Drive, Atlanta 30341 E-Mail: andrew@amordesign.com

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

[Signature] Phone #: 678-822-3931 E-Mail: pda1981@comcast.net
(representative's signature)

Signed, sealed and delivered in presence of:

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



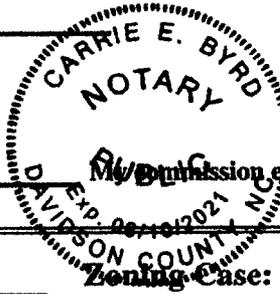
Titleholder(s): SECURITY HOUSING INCORPORATED Phone #: 336 544-2600
(property owner's name printed) P.O. Box 8050

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)

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]
PRESIDENT

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

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

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

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

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

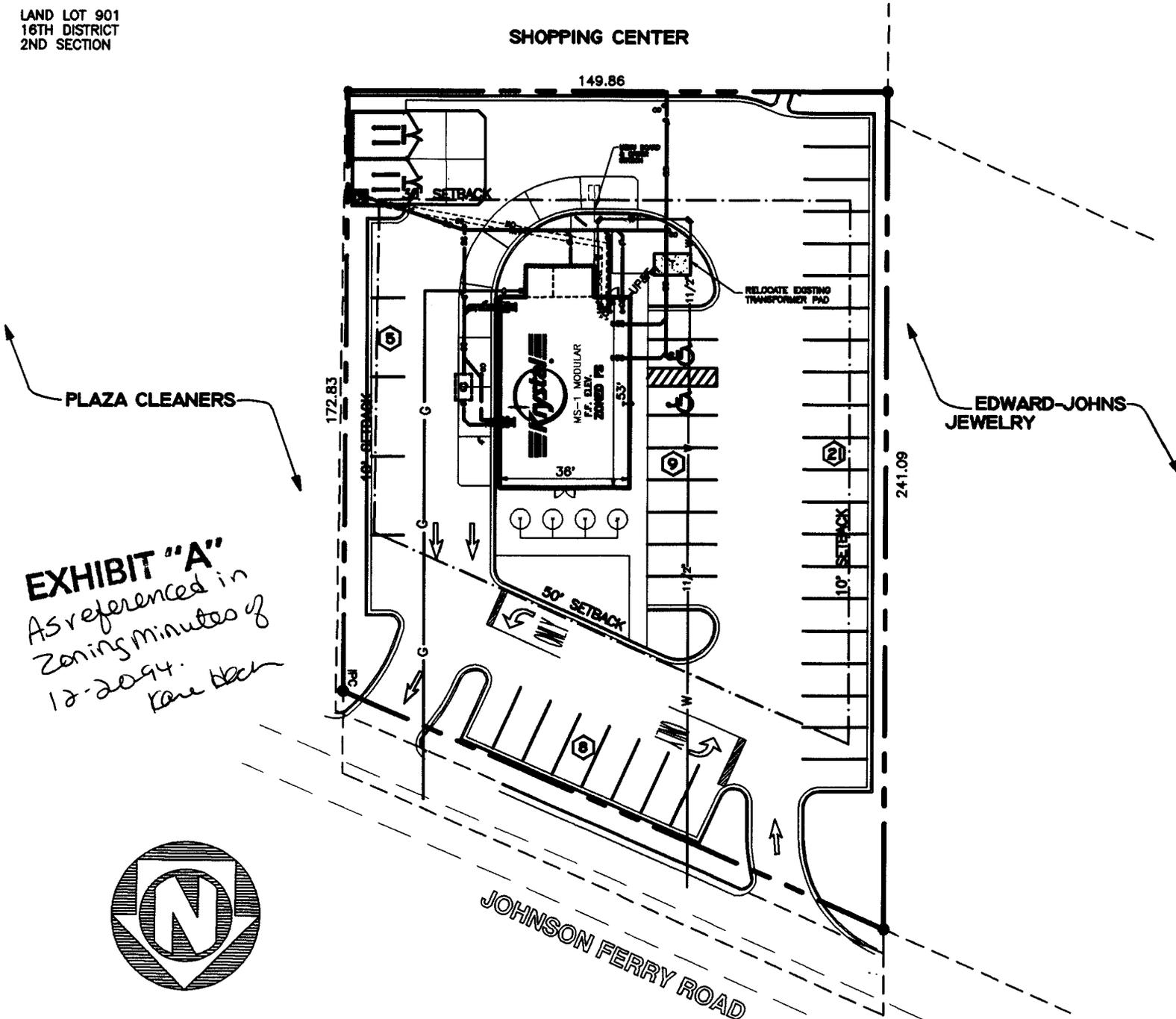
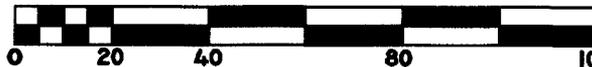


EXHIBIT "A"
 As referenced in
 zoning minutes of
 12-20-94.
 Kane Beck



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

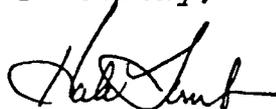
B. Building Materials

- 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



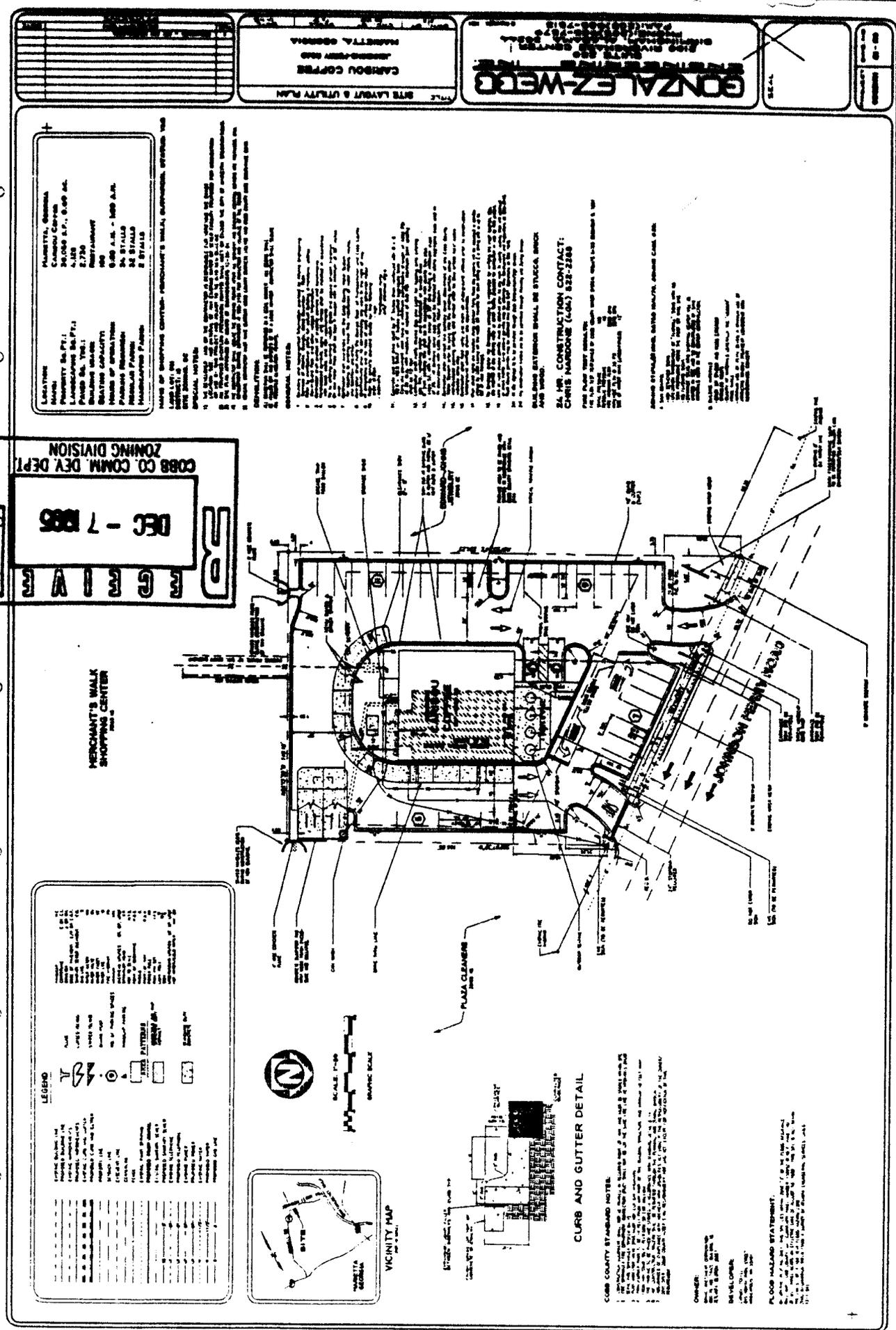
Acknowledged by:

Authorized member of Executive Board
of Indian Hills Civic Association

Large site plan located in zoning file

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

RECEIVED
DEC - 7 1985
COBB CO. COMM. DEV. DEPT.
ZONING DIVISION



LOCATION:
 Marietta, Georgia
 36,000 S.F., 0.80 AC.
 4,100 S.F. 0.09 AC.
 2,750 S.F. 0.06 AC.
 800 S.F. 0.02 AC.
 36,000 S.F. 0.80 AC.
 36 STALLS
 2 STALLS

NAME OF PROPOSER: CARBON COFFEE, INC.
ADDRESS: 1000 W. BROAD ST., SUITE 100, ATLANTA, GA 30334
ARCHITECT: GONZALEZ-WEBB ARCHITECTS, P.C., 1000 W. BROAD ST., SUITE 100, ATLANTA, GA 30334
DATE: 12/19/75

CONSTRUCTION CONTACT:
 MR. CONSTRUCTION CONTACT:
 CHRIS HANCOCK (404) 622-2288

PLAZA CLEANSER:
 PLAZA CLEANSER SHALL BE STUCCA, BRICK AND TERRAZZO.

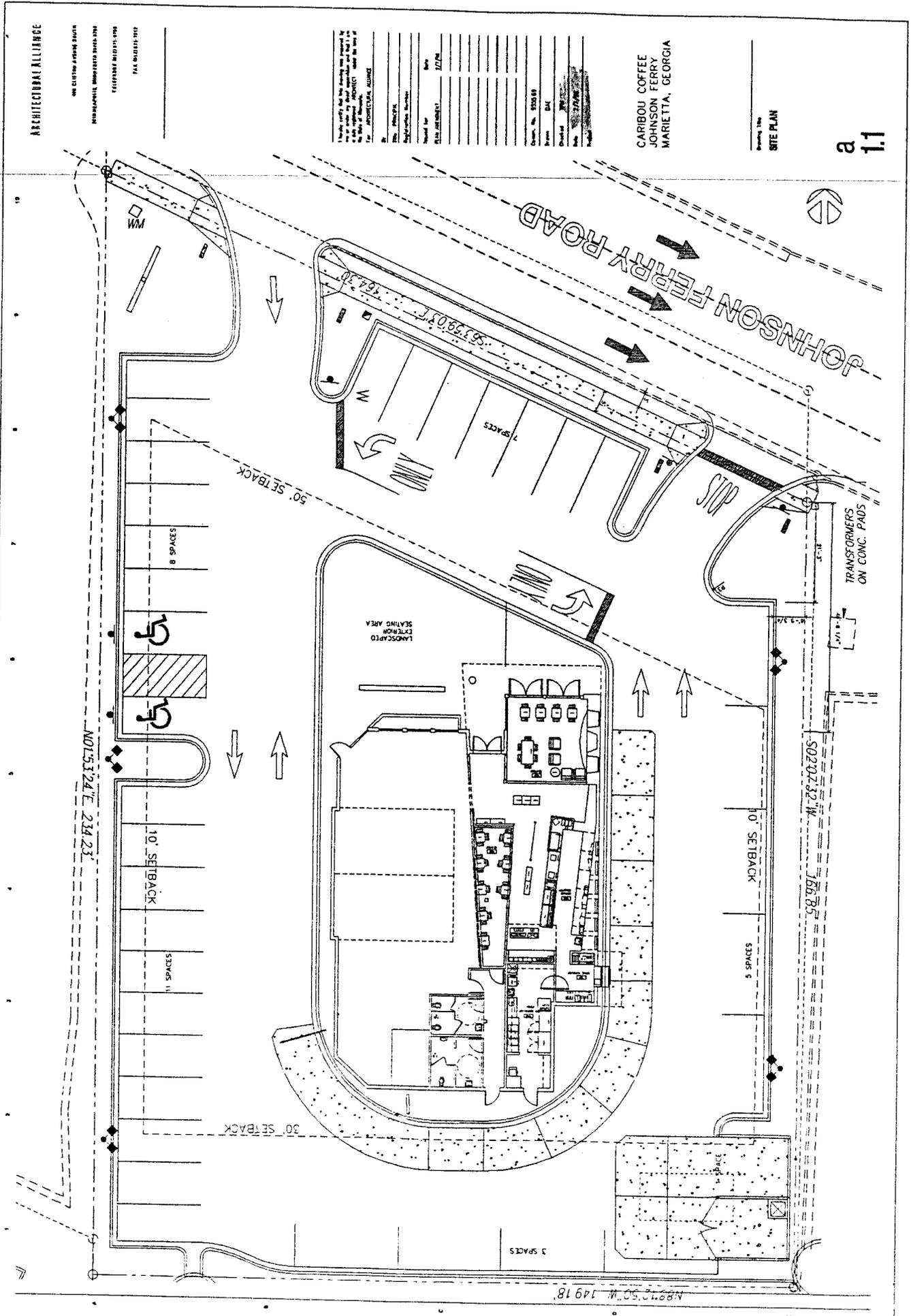
COBB COUNTY STANDARD NOTE:
 THIS PLAN SHALL BE SUBJECT TO ALL CITY AND COUNTY ORDINANCES AND ORDINANCES OF THE BOARD OF ZONING ADJUSTMENTS AND THE BOARD OF PERMITS AND INSPECTION.

OWNER:
 CARBON COFFEE, INC.
 1000 W. BROAD ST., SUITE 100
 ATLANTA, GA 30334

DEVELOPER:
 GONZALEZ-WEBB ARCHITECTS, P.C.
 1000 W. BROAD ST., SUITE 100
 ATLANTA, GA 30334

PLANNING AND ZONING DEPARTMENT:
 1000 W. BROAD ST., SUITE 100
 ATLANTA, GA 30334

Note: Large site plan in con. is file
 #1919 1978 (H. Stanley Lindham) OB, Item # 4
 As referenced in zoning minutes of 2-20-56.
 See plan



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

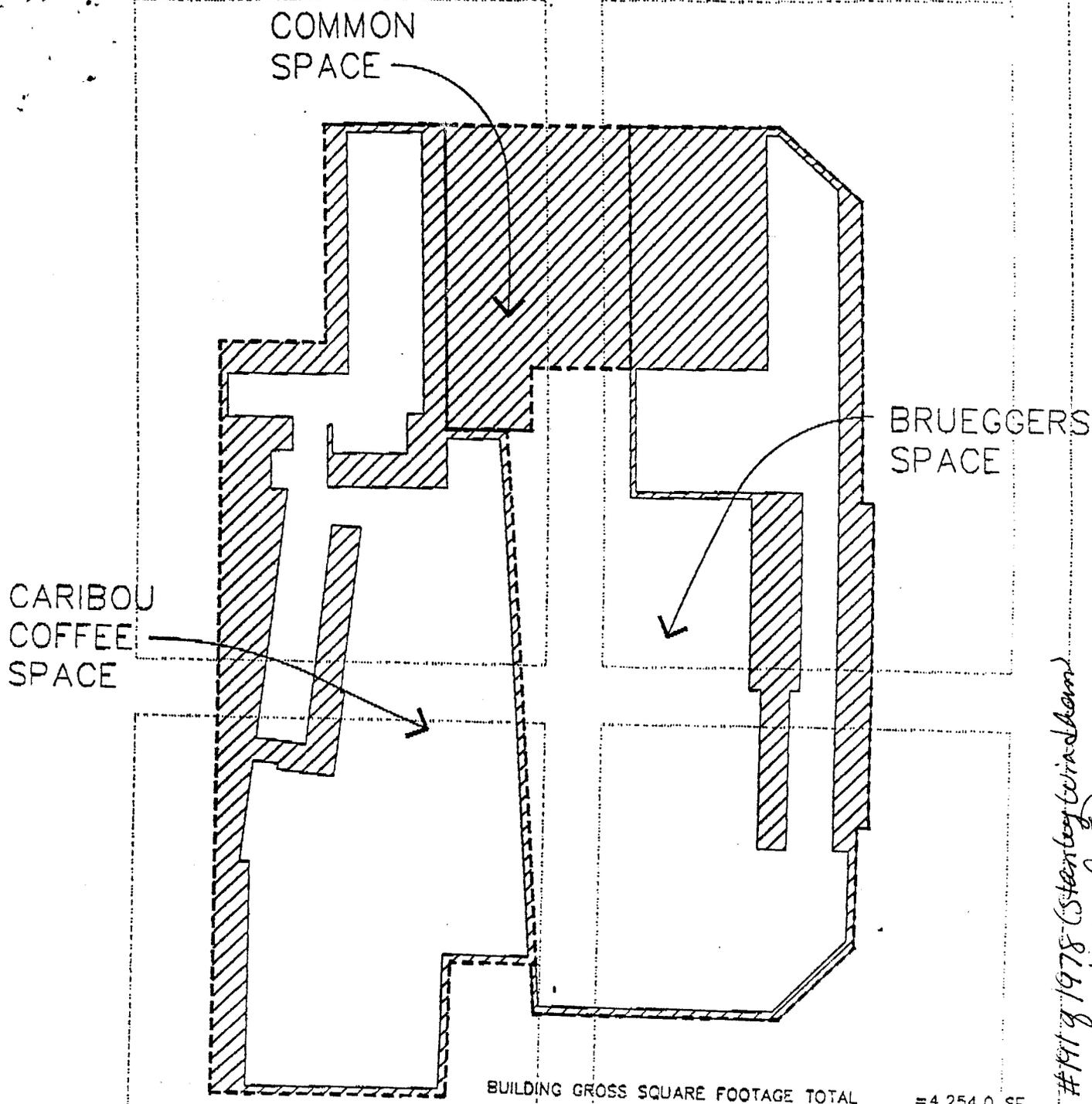
Project No.	9508 89
Client	DAI
Design	DAI
Check	DAI
Date	12/78
Scale	1/8" = 1'-0"
Sheet	1/1

CARIBOU COFFEE
 JOHNSON FERRY
 MARIETTA, GEORGIA

Scale: 1/8" = 1'-0"
 SITE PLAN

1:1

1/25
 1/25
 1/25



*Attachment for #191 of 1978 (Steering Committee)
Ob. Item # 4 of 2096 - 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