

Application for "Other Business" Cobb County, Georgia

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

BOC Hearing Date Requested: 2/20/18

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

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

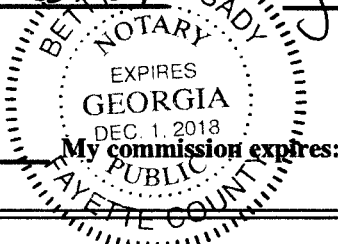
Joseph Josey (representative's name, printed) Address: 1100 Commerce Dr, Peachtree City, GA 30269

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

Signed, sealed and delivered in presence of:

Patty Flanagan

Notary Public



My commission expires: 12/1/2018

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

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

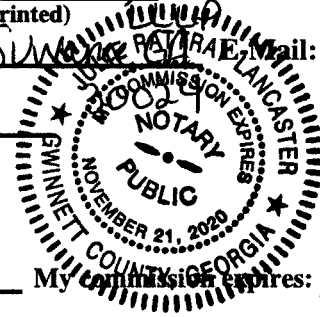
Julie Hoover

(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

REVISIONS

NO.	DESCRIPTION

SUMMIT URGENT CARE - EAST COBB
FACADE UPDATE
 3190 JOHNSON FERRY ROAD
 MARNETTA, GEORGIA 30062
 PROJECT 17-2456



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

PROPOSED FLOOR PLANS

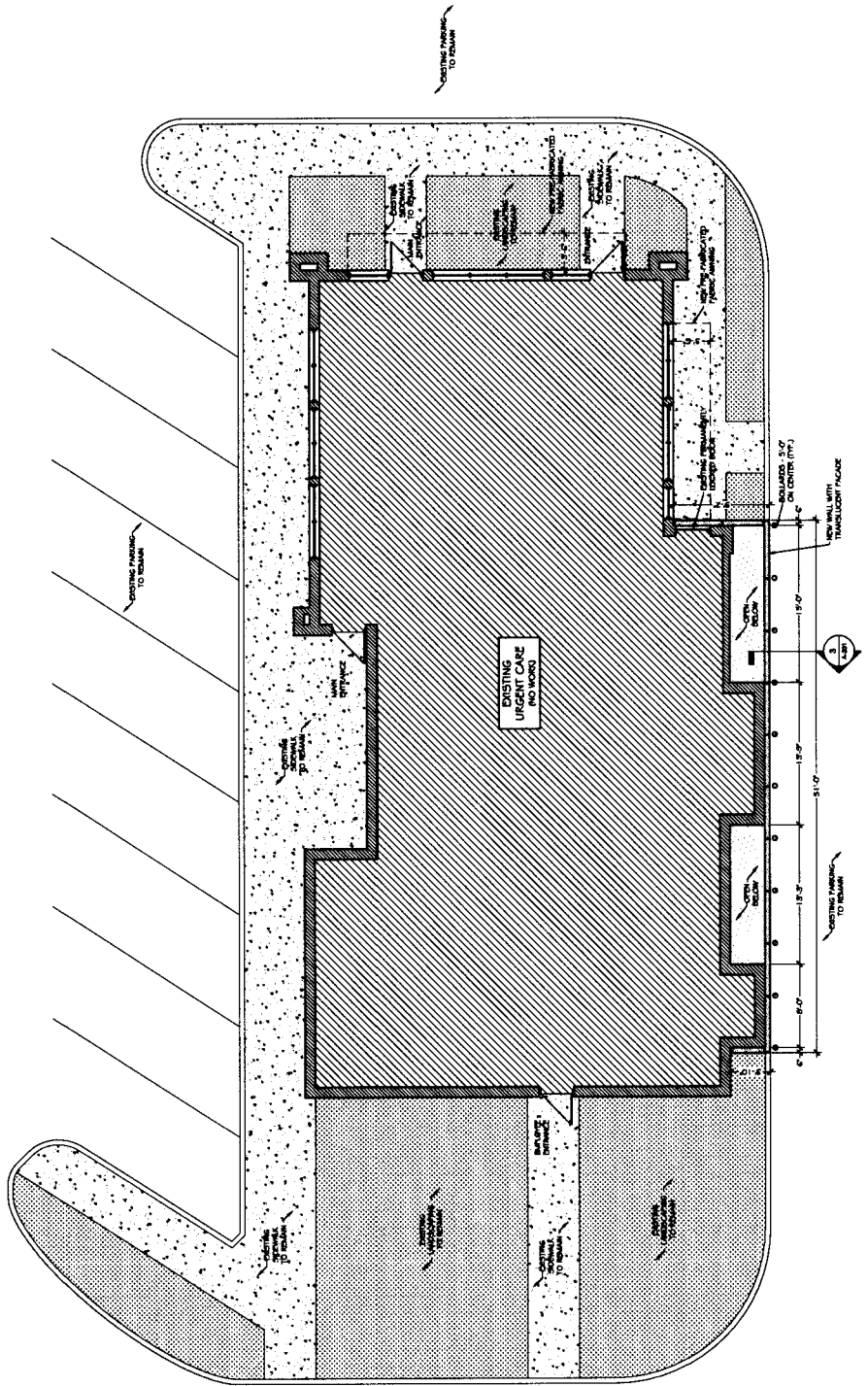
DATE: 08/14/17
 DRAWN BY: JBG
 CHECKED BY: JBG
 PROJECT NO: 17-2456

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.	DESCRIPTION

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

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



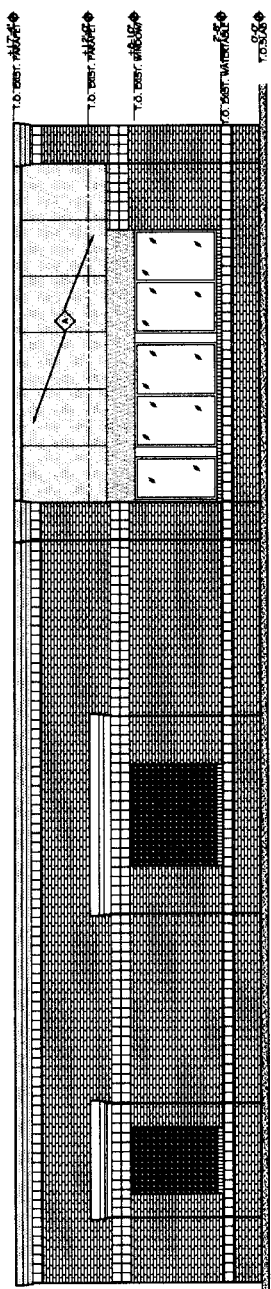
DATE: SEPTEMBER 24, 2017
DRAWN BY: J. B. G. ARCHITECTS
CHECKED BY: J. B. G. ARCHITECTS
SCALE: AS SHOWN

WEST AND NORTH EXTERIOR ELEVATIONS

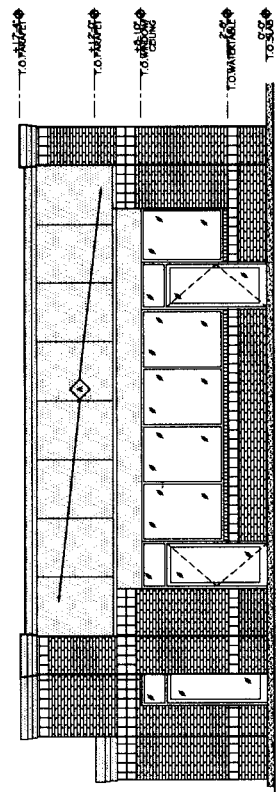
CONTRACTOR: J. B. G. ARCHITECTS
GENERAL CONTRACTOR: J. B. G. ARCHITECTS
ARCHITECT: J. B. G. ARCHITECTS
1000 W. BROAD ST., SUITE 100
ANN ARBOR, MI 48106
TEL: 734.769.1000
WWW.JBGARCHITECTS.COM

PROJECT NO: A-301
DATE: 09/24/17

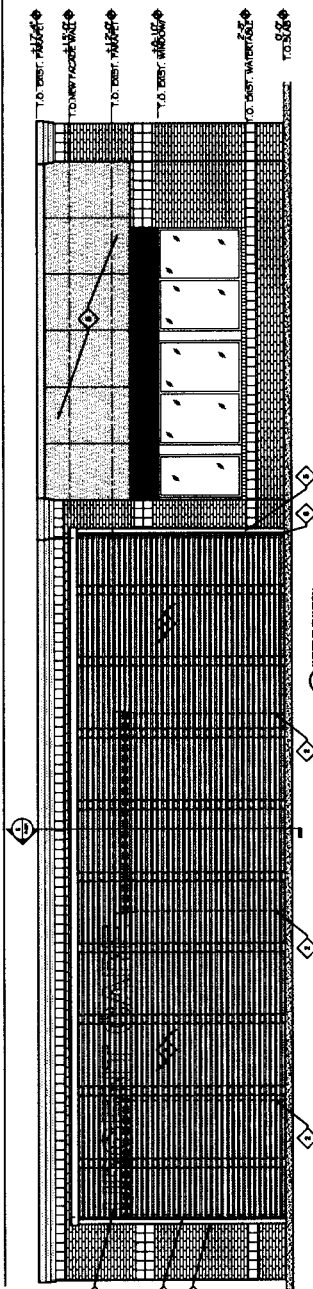
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Proposed



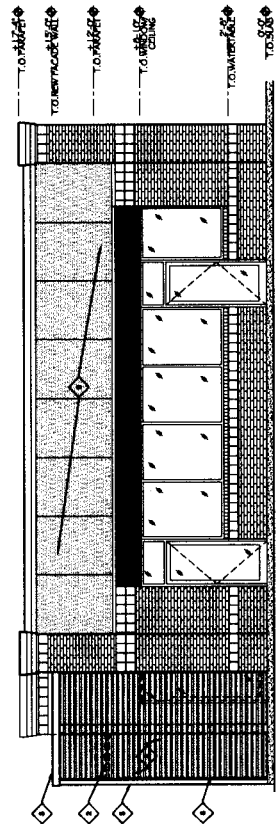
1 EXISTING WEST ELEVATION



2 EXISTING SOUTH ELEVATION



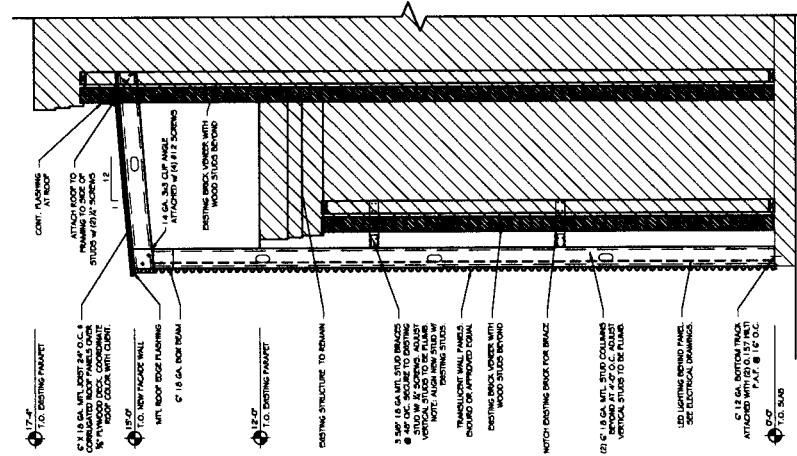
3 WEST ELEVATION



4 SOUTH ELEVATION

DESIGN NOTES:
1. EXISTING EXTERIOR FINISHED TYPICAL. FINISHES FOR NEW BRICK SHALL BE TO PROVIDE SUBSTRATE ATTACHED TO EXISTING FRAMING.

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



5 WALL SECTION

17'-4" T.O. EXISTING FINISH
C 1 X 18 GA. MET. STUDS @ 24" O.C. & CONSOLIDATED ROOF PANELS OVER STUDS W/ 60/12 SCREWS IN 1/2" ROOF DECK WITH CEILING.
11'-2" CONT. FINISH AT ROOF
11'-2" ATTACH ROOF TO EXISTING STUDS W/ 60/12 SCREWS IN 1/2" ROOF DECK WITH CEILING.
11'-2" 1/2" x 1/2" x 1/2" MET. STUDS @ 24" O.C. AT FACILITY W/ 1/2" x 1/2" SCREWS
EXISTING BRICK VENEER WITH WOOD STUDS BEYOND
EXISTING STRUCTURE TO REMAIN
3/4" x 1/2" x 1/2" MET. STUD BRACED @ 48" O.C. SECURE TO EXISTING STRUCTURE WITH 1/2" x 1/2" x 1/2" MET. STUDS @ 24" O.C. AT FACILITY W/ 1/2" x 1/2" SCREWS. NOTE: ATTACHING STUDS TO EXISTING STUDS.
TRANSLUCENT WALL PANELS
EXISTING BRICK VENEER WITH WOOD STUDS BEYOND
METAL EXISTING BRICK FOR BRACE
2x12 C 1 X 18 GA. MET. STUDS COLLAPSED BEHIND AT 24" O.C. ADJUST VERTICAL STUDS TO BE FLUSH.
LED LIGHTING BEHIND PANEL. SEE ELECTRICAL DRAWINGS.
C 1 X 18 GA. BOTTOM FINISH ATTACHED W/ 1/2" x 1/2" x 1/2" O.C. @ 24" O.C.

**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 16TH 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**

Z-44
(2016)

RECEIVED
MAR 30 2016
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

LEGEND
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
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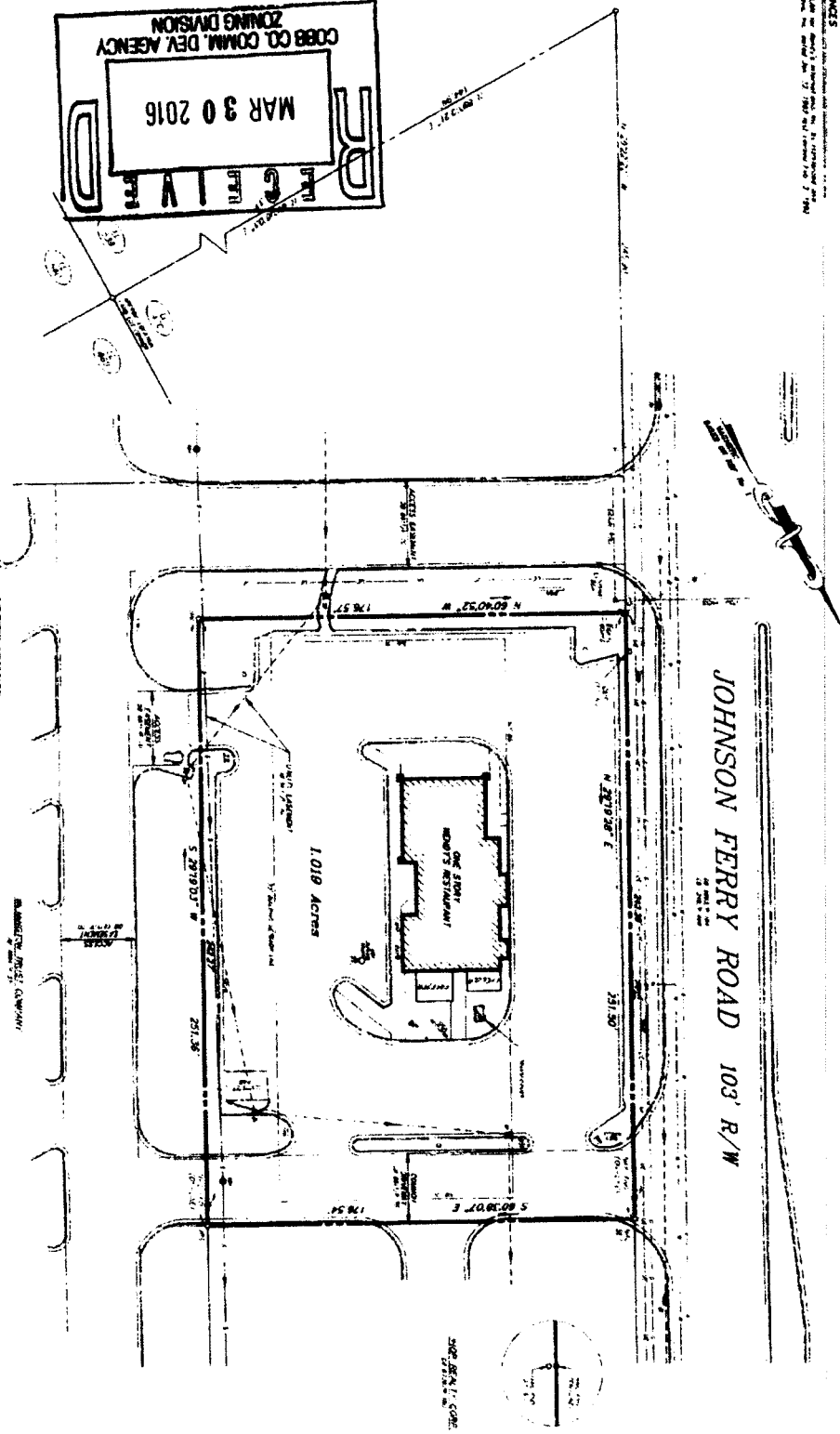
NOTES
1. THIS SURVEY WAS MADE BY THE SURVEYOR ON THE GROUND AND THE ACCURACY THEREOF IS GUARANTEED.
2. THIS SURVEY WAS MADE BY THE SURVEYOR ON THE GROUND AND THE ACCURACY THEREOF IS GUARANTEED.
3. THIS SURVEY WAS MADE BY THE SURVEYOR ON THE GROUND AND THE ACCURACY THEREOF IS GUARANTEED.
4. THIS SURVEY WAS MADE BY THE SURVEYOR ON THE GROUND AND THE ACCURACY THEREOF IS GUARANTEED.
5. THIS SURVEY WAS MADE BY THE SURVEYOR ON THE GROUND AND THE ACCURACY THEREOF IS GUARANTEED.



ROBERT J. GOWAN
SURVEYOR
STATE OF GEORGIA
No. 12345

NOTES
1. THE PROPERTY LINES SHOWN ON THIS SURVEY WERE ESTABLISHED BY THE SURVEYOR ON THE GROUND AND THE ACCURACY THEREOF IS GUARANTEED.
2. THE PROPERTY LINES SHOWN ON THIS SURVEY WERE ESTABLISHED BY THE SURVEYOR ON THE GROUND AND THE ACCURACY THEREOF IS GUARANTEED.
3. THE PROPERTY LINES SHOWN ON THIS SURVEY WERE ESTABLISHED BY THE SURVEYOR ON THE GROUND AND THE ACCURACY THEREOF IS GUARANTEED.
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5. THE PROPERTY LINES SHOWN ON THIS SURVEY WERE ESTABLISHED BY THE SURVEYOR ON THE GROUND AND THE ACCURACY THEREOF IS GUARANTEED.

COMPARISON TABLE
DATE: 03/30/16
BY: R.J. GOWAN



NO.	DATE	BY	REVISION
1	03/30/16	R.J. GOWAN	ORIGINAL SURVEY

PLANNERS AND ENGINEERS
COLLABORATIVE

HOOVER FOODS, INC.
FIRST UNION NATIONAL BANK OF NORTH CAROLINA,
& FIRST AMERICAN TITLE INSURANCE COMPANY

ALTA/ACSM LAND TITLE SURVEY
SCALE: 1" = 40'

Min. Bk. 79 Petition No. Z-44
Doc. Type 5th flg
Meeting Date 5-17-16

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 16th District, 2nd 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

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

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP



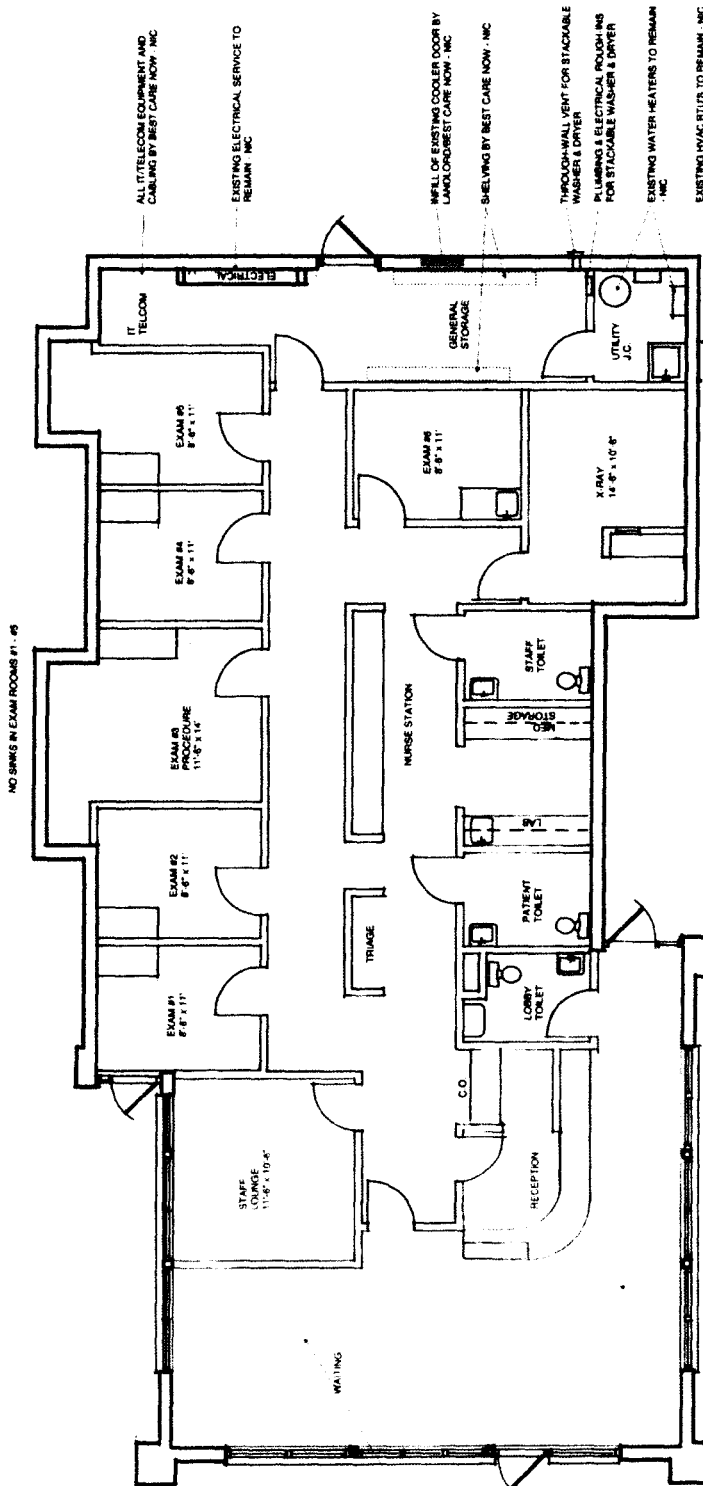
Parks F. Huff
Attorney for Applicant
phuff@slhb-law.com

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



NO SINKS IN EXAM ROOMS #1 - #5

ALL IT/TELECOM EQUIPMENT AND CABLEING BY BEST CARE NOW - INC

EXISTING ELECTRICAL SERVICE TO REMAIN - INC

WELL OF EXISTING COOLER DOORS BY LANDLORD/BEST CARE NOW - INC

SHELVING BY BEST CARE NOW - INC

THROUGH-WALL VENT FOR STACKABLE WASHER & DRYER PLUMBING & ELECTRICAL ROUGH-INS FOR STACKABLE WASHER & DRYER

EXISTING WATER HEATERS TO REMAIN - INC

EXISTING HVAC RIGS TO REMAIN - INC

EXISTING WATER SERVICE TO REMAIN - INC

EXISTING SANITARY SERVICE TO REMAIN - INC

EXISTING SANITARY GREASE TRAP TO REMAIN - INC



BEST CARE NOW
URGENT CARE CLINIC
3120 JOHNSON FERRY ROAD
MARIETTA, GA 30062

SCHEMATIC FLOOR PLAN
3/2/2016

EXISTING TILE FLOOR TO REMAIN IN SHADED AREAS

REMOVAL OF EXISTING PATIO AND CANOPY BY LANDLORD/BEST CARE NOW - INC

ALL FLEE BY BEST CARE NOW - INC

REPAIR OF EXTERIOR SITE CONCRETE AND PAVING BY LANDLORD/BEST CARE NOW - INC

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

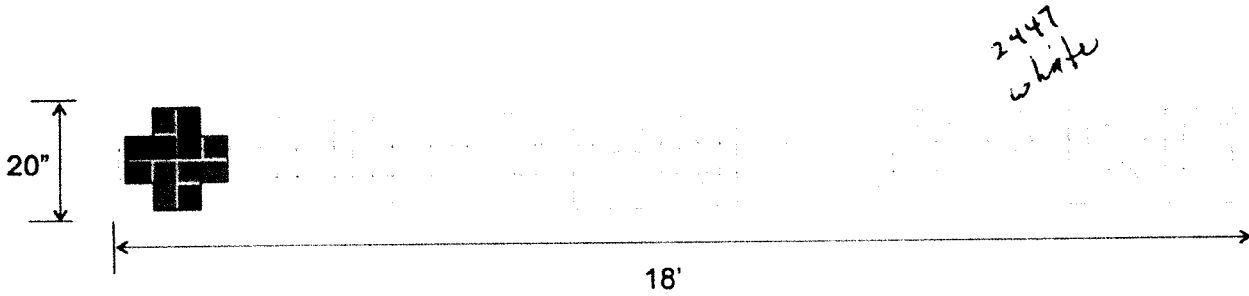
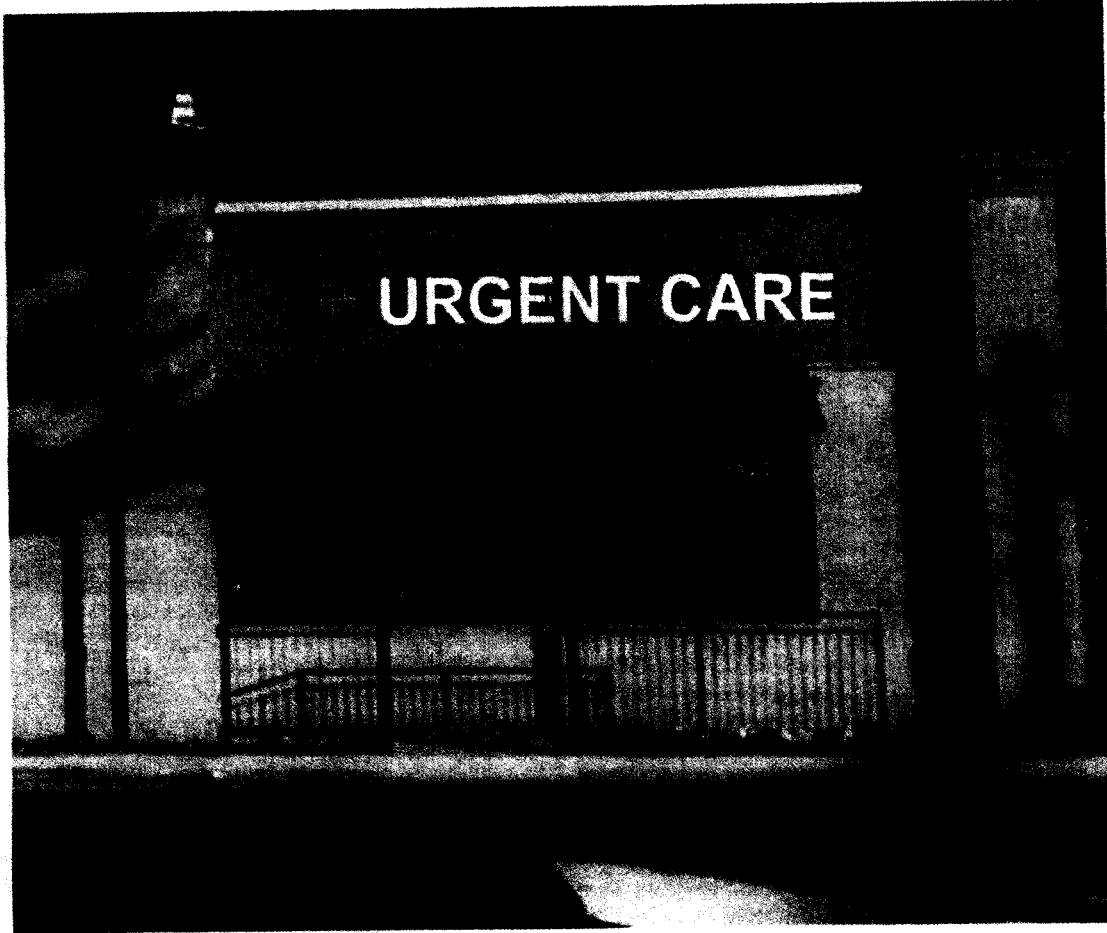
*3630-43
light fascia*

*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