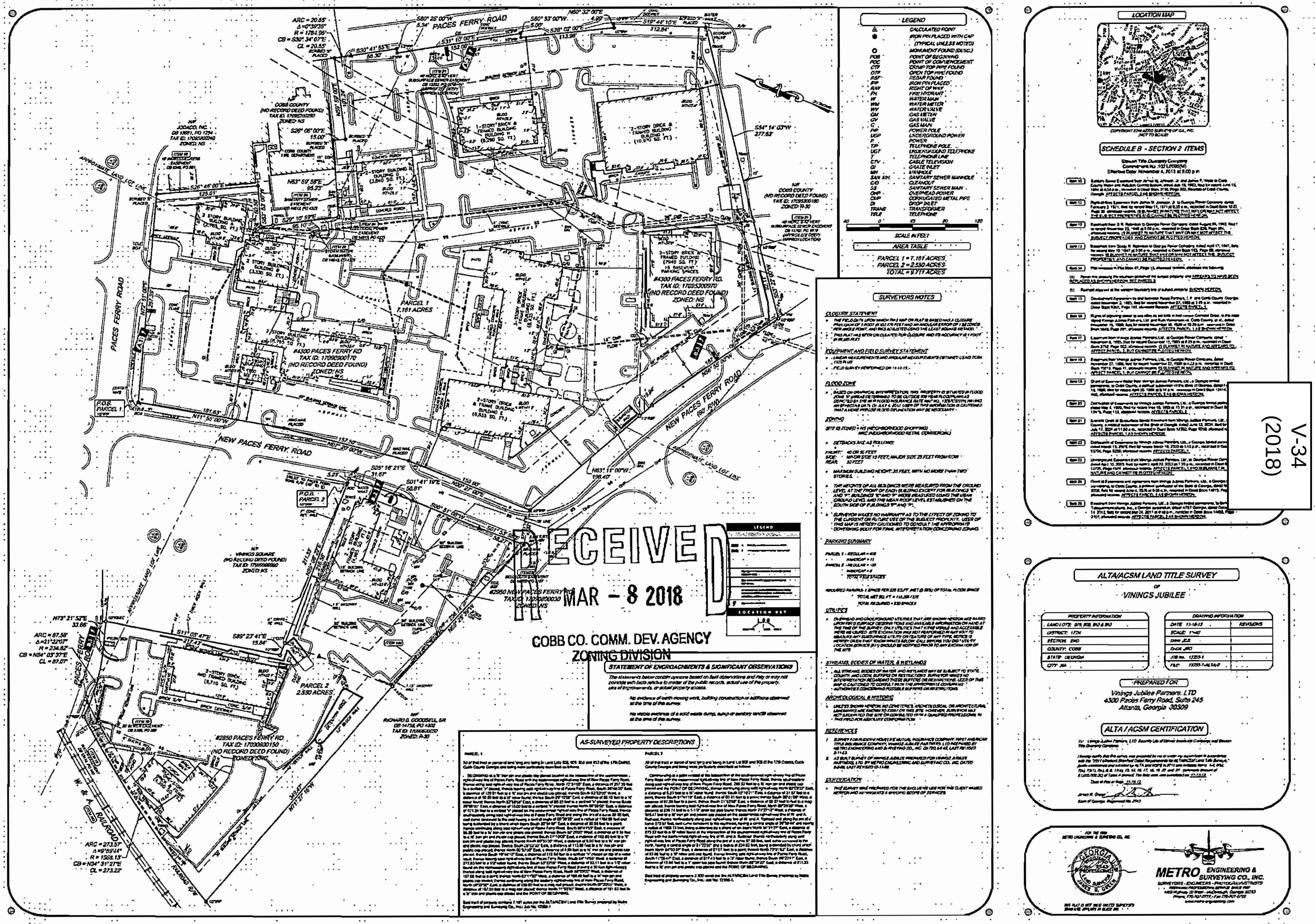
V-34
(2018)



PACES FERRY ROAD
NEW PACES FERRY ROAD
(60' R/W)
W. & A. RAILROAD
PARCEL 1
7.161 ACRES
PARCEL 2
2.550 ACRES
P.O.B. PARCEL 1
P.O.B. PARCEL 2
#4300 PACES FERRY RD
TAX ID: 17090900170
(NO RECORD DEED FOUND)
ZONED: NS
#4300 PACES FERRY RD.
TAX ID: 17095300970
(NO RECORD DEED FOUND)
ZONED: NS
#2950 NEW PACES FERRY RD.
#2850 PACES FERRY RD.
TAX ID: 17090900150
(NO RECORD DEED FOUND)
COBB COUNTY
(NO RECORD DEED FOUND)
N/F
VININGS SQUARE
N/F
RICHARD G. GOODSELL, SR
APPROXIMATE LAND LOT LINE
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ZONING DIVISION
LEGEND
SCALE IN FEET
AREA TABLE
PARCEL 1 = 7.161 ACRES
PARCEL 2 = 2.550 ACRES
TOTAL = 9.711 ACRES
SURVEYORS NOTES
STATEMENT OF ENCROACHMENTS & SIGNIFICANT OBSERVATIONS
AS-SURVEYED PROPERTY DESCRIPTIONS
LOCATION MAP
SCHEDULE B - SECTION 2 ITEMS
ALTA/ACSM LAND TITLE SURVEY
OF
VININGS JUBILEE
PROPERTY INFORMATION
DRAWING INFORMATION
PREPARED FOR
Vinings Jubilee Partners, LTD
4300 Paces Ferry Road, Suite 245
Atlanta, Georgia 30309
ALTA / ACSM CERTIFICATION
METRO ENGINEERING & SURVEYING CO., INC.

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, bissected 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 _____

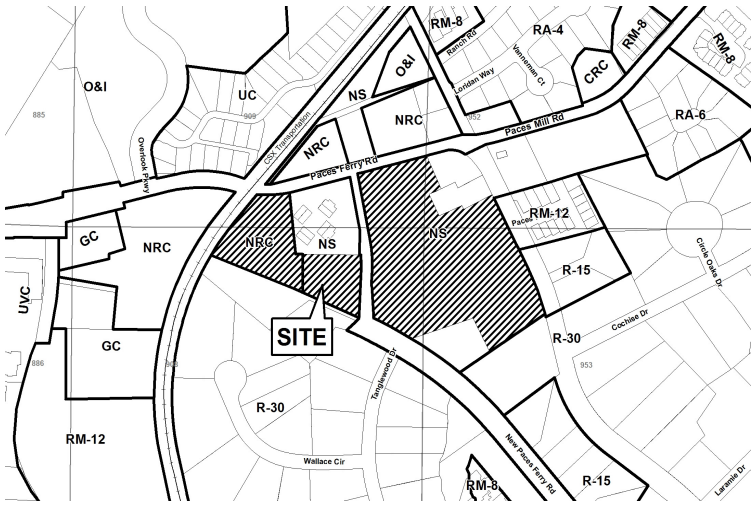
REJECTED _____ SECONDED _____

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

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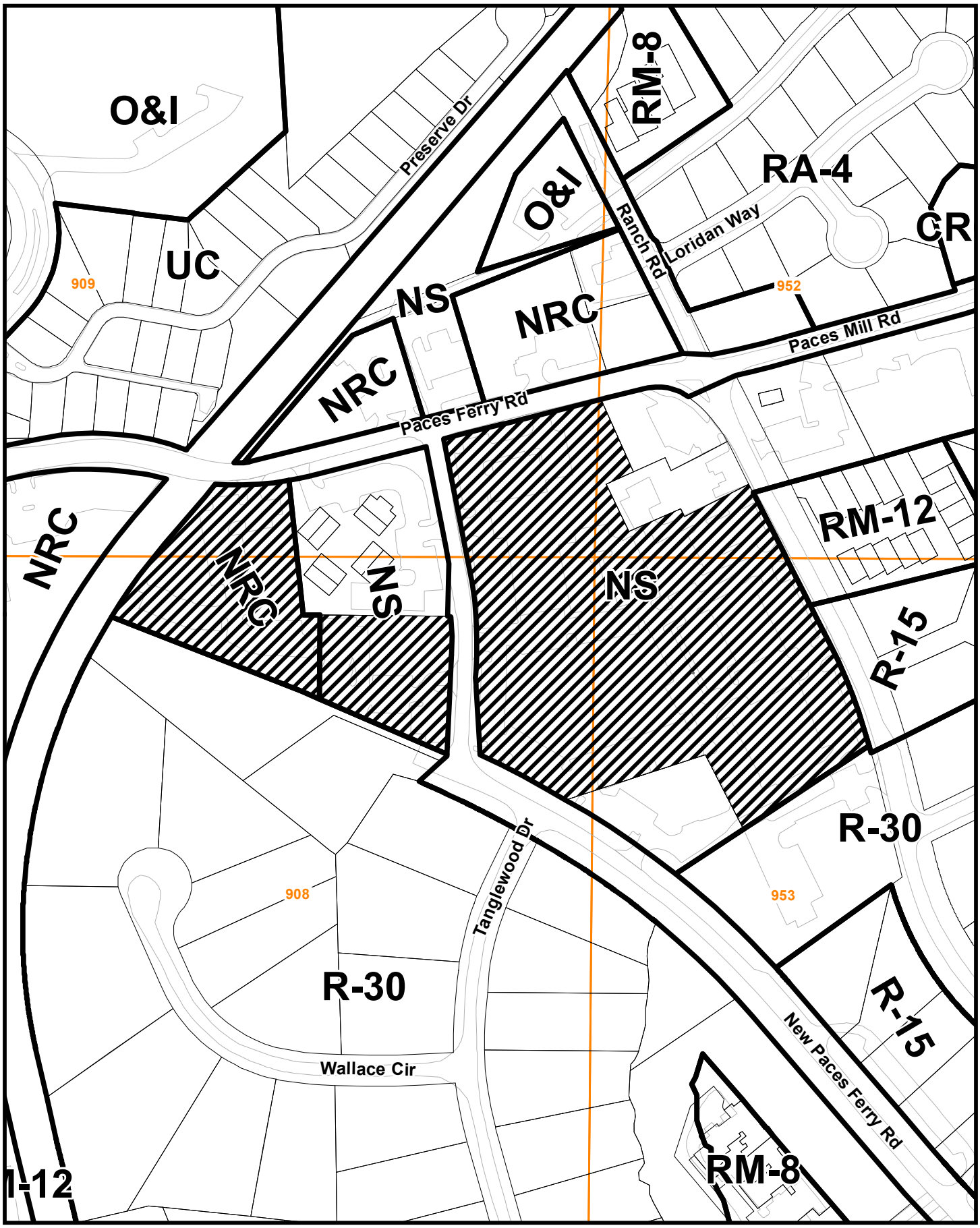
FIRE DEPARTMENT: No comments.

V-34 2018-GIS



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

0 100 200 Feet

Land Lot

City Boundary

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Application for Variance
Cobb County

(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
J. Kevin Moore Address Emerson Overlook, Suite 100, 326 Roswell Street Marietta, GA 30060
(representative's name, printed) (street, city, state and zip code)

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

Signed, sealed and delivered in presence of:

My commission expires: January 10, 2019

Carolyn E. Cook
Notary Public

CAROLYN E. COOK NOTARY PUBLIC EXPIRES GEORGIA JAN. 10, 2019 COBB COUNTY

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 Atlanta, GA 30339
(attach additional signatures, if needed) (street, city, state and zip code)

Signed, sealed and delivered in presence of:

My commission expires:

Notary Public

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) 9.711 +/- (Overall) Acre(s)

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 X

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

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)).

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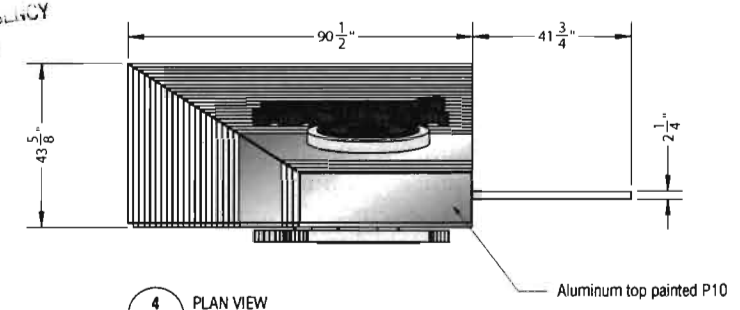
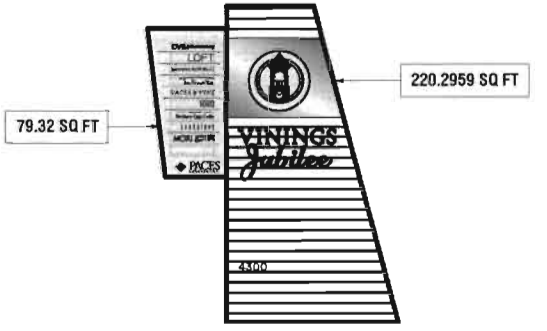
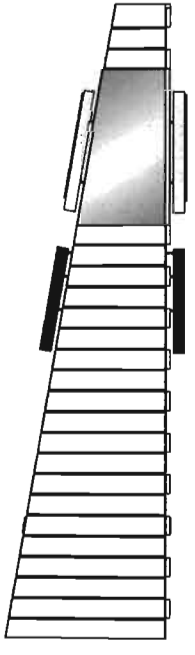


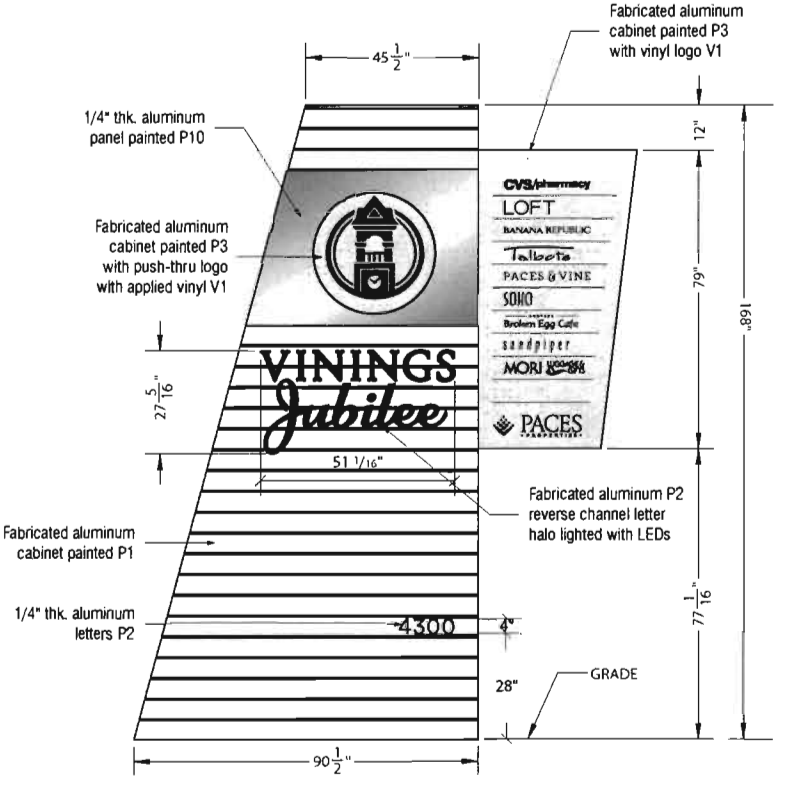
4 PLAN VIEW
3/8"=1'-0"



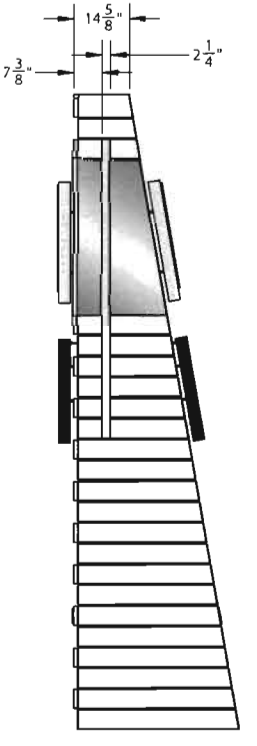
BACK VIEW
3/16"=1'-0"



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



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



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

EXHIBIT "1"

img
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Norcross, GA 30071
678.580.3281

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VININGS Jubilee

VININGS JU

V-34
(2018)
Exhibit

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

RELEASED:
UPDATED RELEASE:

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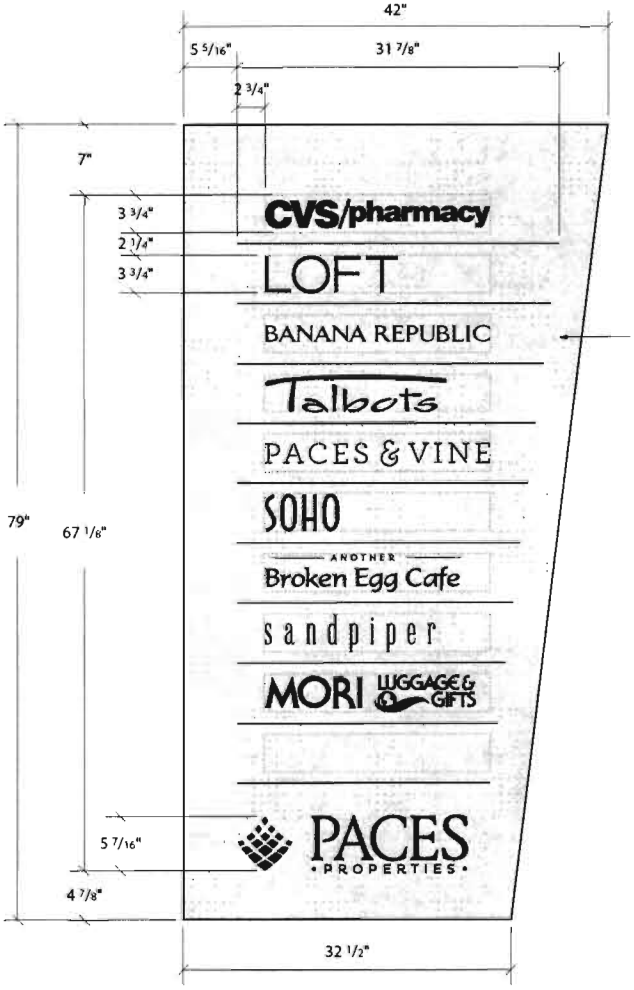

Fabricated aluminum cabinet painted P3 with vinyl V1

1 FRONT VIEW
1"=1'-0"

2 SIDE VIEW
1"=1'-0"

3 BACK VIEW
1"=1'-0"

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VININGS Jubilee

VININGS JU

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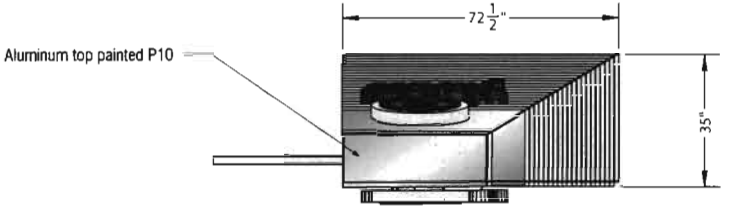

4 PLAN VIEW
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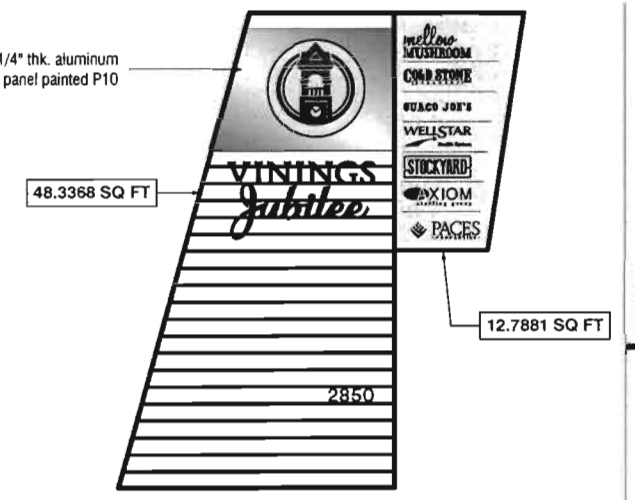
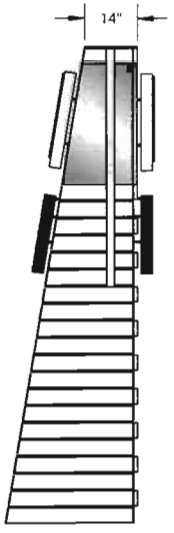
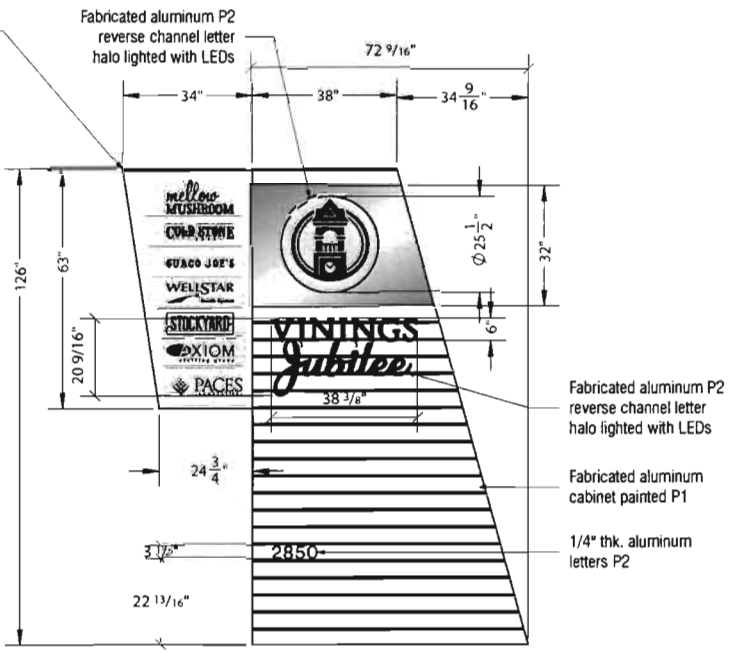


5 BACK VIEW
3/8"=1'-0"



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



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

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

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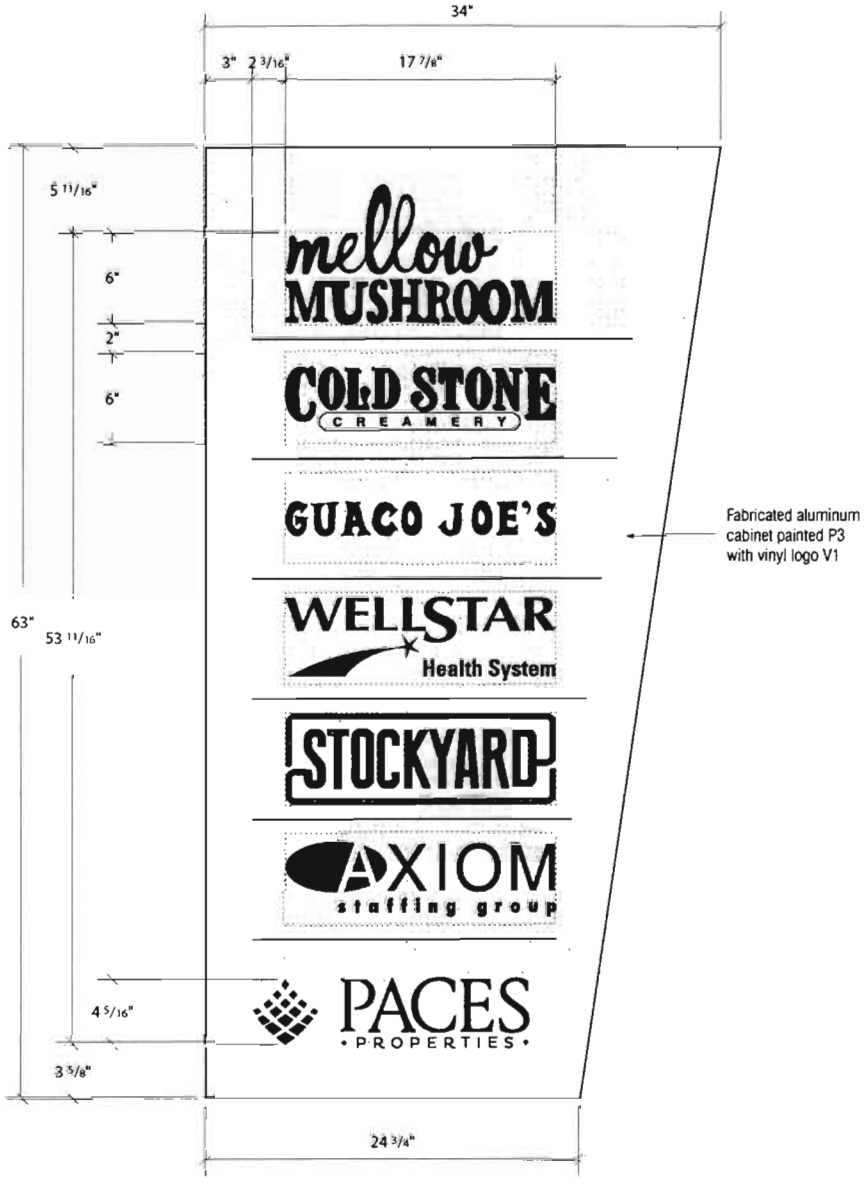

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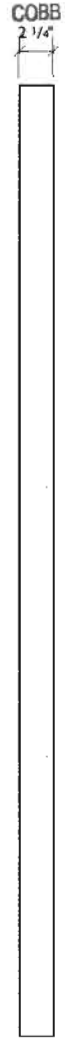

2 SIDE VIEW
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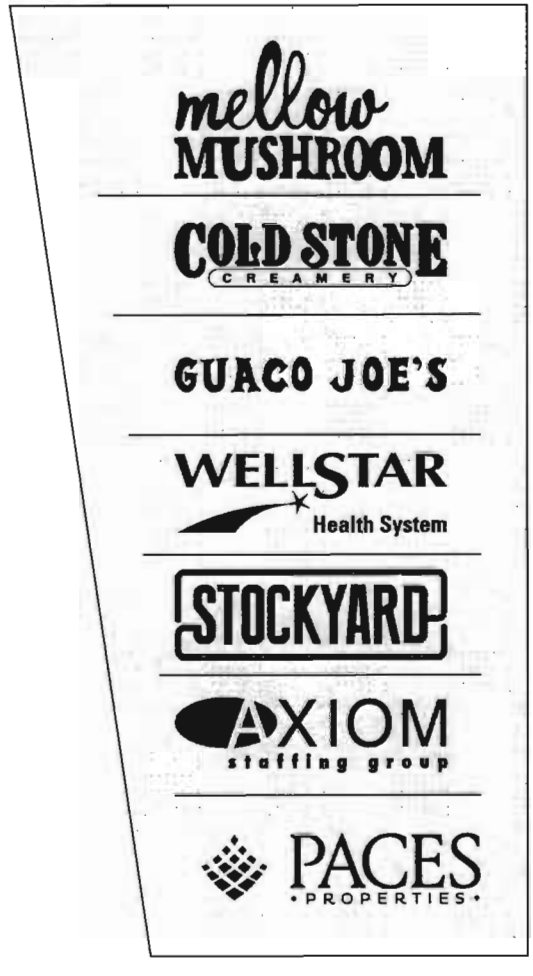

3 BACK VIEW
1-1/2"=1'-0"

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VININGS Jubilee

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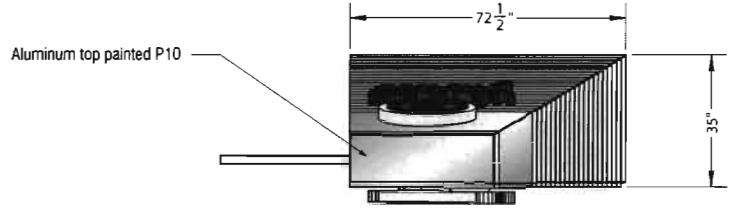

4 PLAN VIEW
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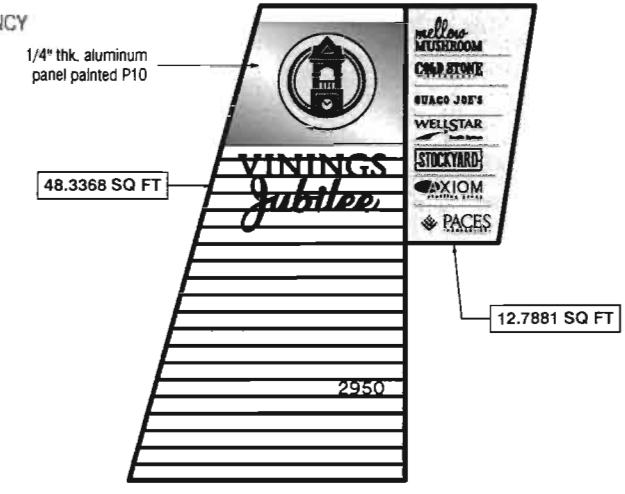

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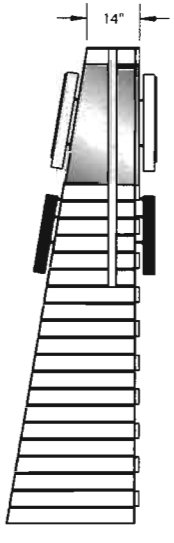

2 FRONT VIEW - LEFT
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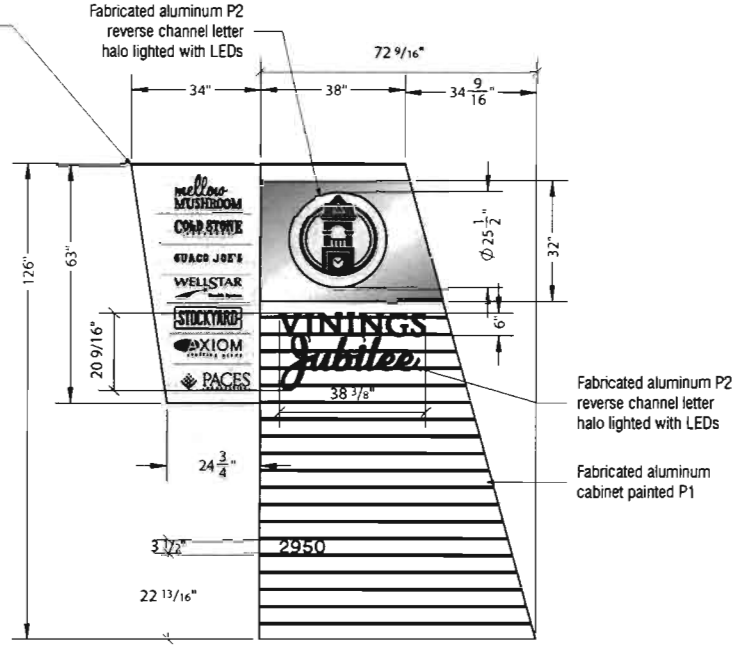

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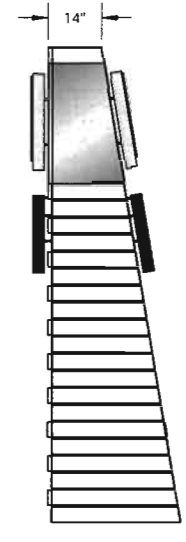

3 FRONT VIEW - RIGHT
3/8"=1'-0"

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VININGS Jubilee

VININGS JU

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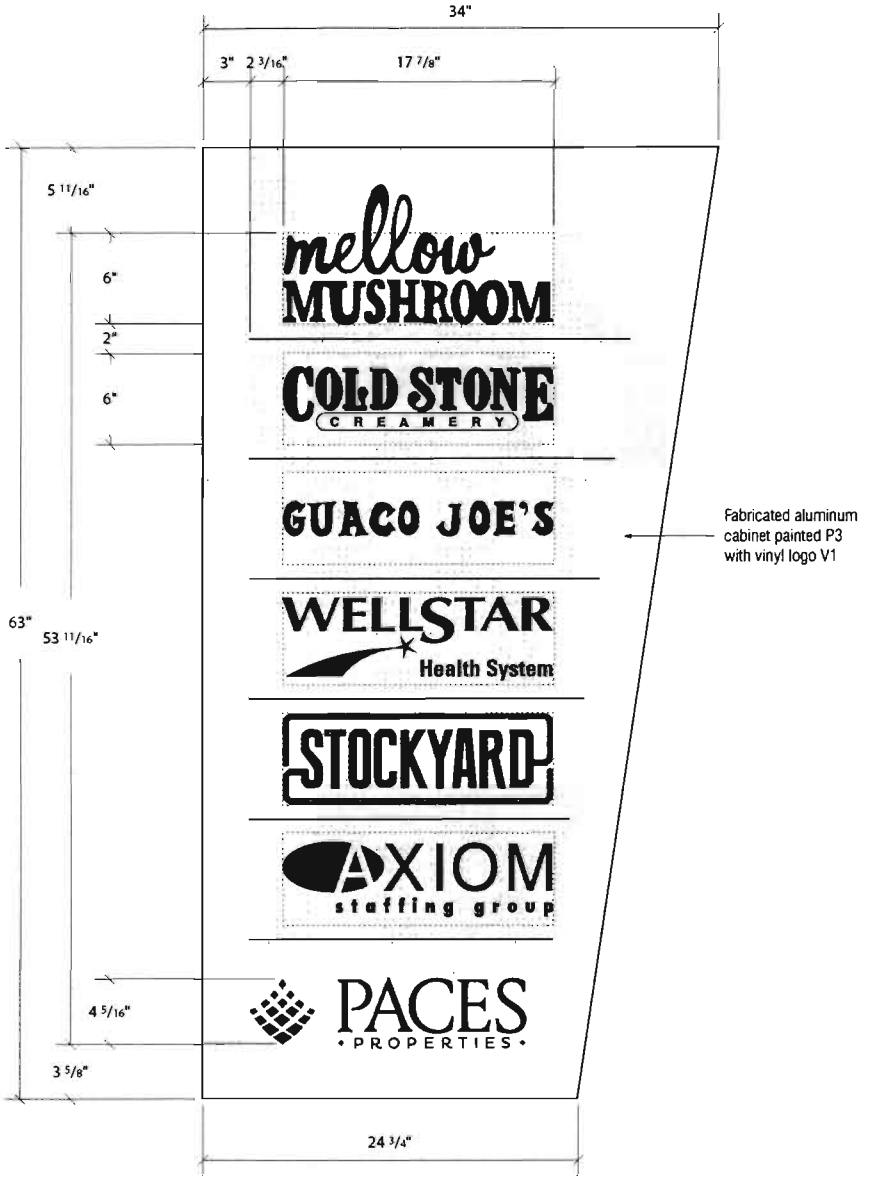

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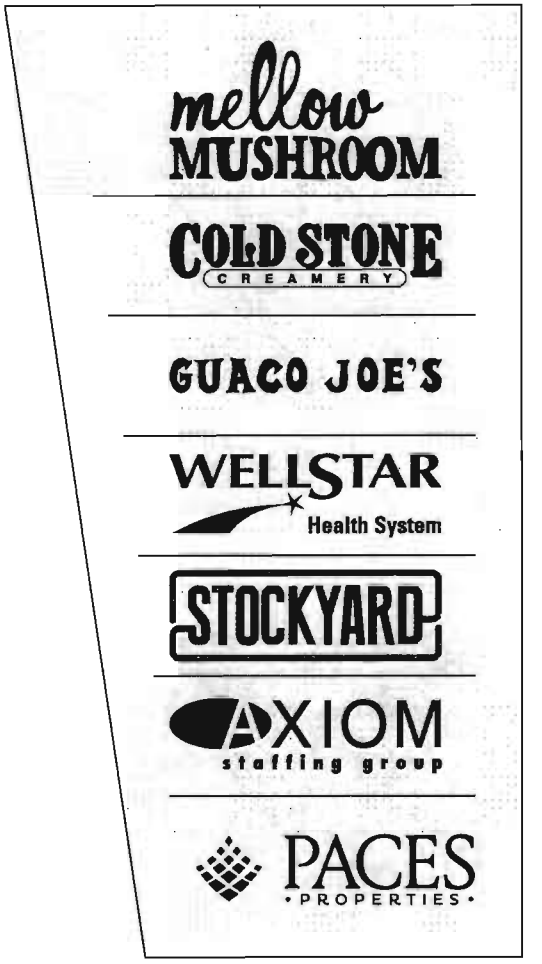
2 SIDE VIEW
1-1/2"=1'-0"



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

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VINININGS Jubilee

VINININGS JU

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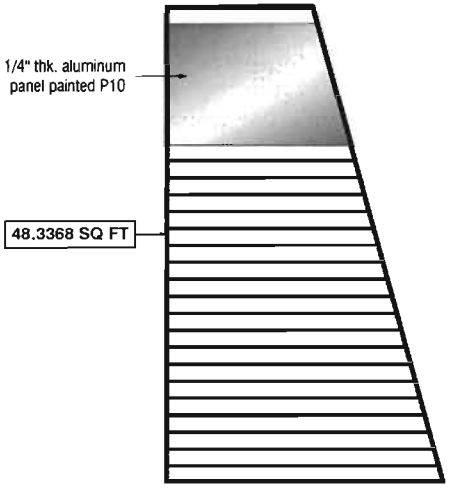
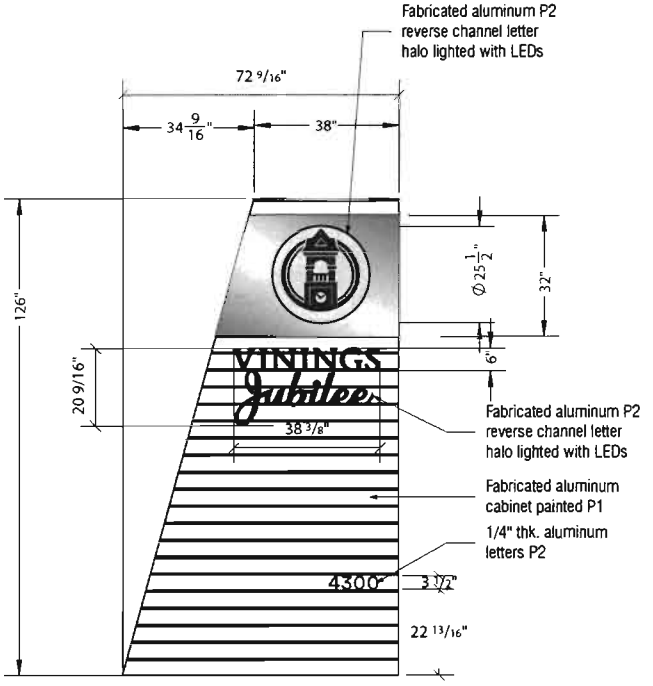
ZONING DIVISION



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

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



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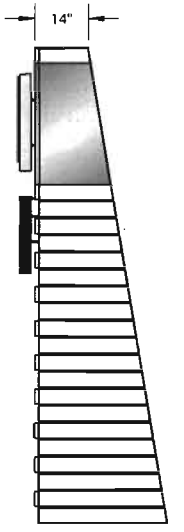

3 FRONT VIEW - RIGHT
3/8" = 1'-0"

img
Image Manufacturing Group
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Norcross, GA 30071
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VININGS Jubilee

VININGS JU

V-34 (2018) Exhibit

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PM: JA
SCALE: NOTED

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REVISED:		

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UPDATED RELEASE:

SIGN TYPE: B.3
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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. Harvil

Notary Public
Commission Expires:

(Notary Seal)

KAREN ADELE HARVIL
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
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

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

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.