

**JULY 16, 2019 ZONING HEARING**  
**“OTHER BUSINESS”**  
**COMMISSION DISTRICT 2**

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**ITEM OB-39-2019**

**PURPOSE**

To consider a stipulation amendment for the Credit Union of Georgia regarding rezoning application #110 of 1984 for property located on the southeasterly intersection of Johnson Ferry Road and Little Willeo Road in Land Lot 67 of the 16<sup>th</sup> District (1020 Johnson Ferry Road).

**BACKGROUND**

The property was rezoned to O&I in 1984 for an office development with many stipulations, including for signage. The applicant would like to amend a stipulation relating to signs to install an electronic message board sign. The sign meets the sign code, and the electronic portion would also meet the sign code. A rendering of the sign is attached for review. If approved, all previous stipulations not in conflict with this amendment should remain in effect.

**STAFF COMMENTS**

No comments.

**RECOMMENDATION**

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

**ATTACHMENTS**

Other Business application and minutes.

# Application for "Other Business"

## Cobb County, Georgia

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

BOC Hearing Date Requested:

OB-39

7-16-2019

Applicant: CREDIT UNION OF GEORGIA  
(applicant's name printed)

Phone #: 678-486-1111

Address: 3048 EAGLE DR WOODSTOCK

E-Mail: CONTACT US @ CU OF GA.org

Tony L. Chambers  
(representative's name, printed)

Address: 1022 OAKWAY DR CANTON, GA 30114

[Signature]  
(representative's signature)

Phone #: 4-408-6788

E-Mail: DDEAN104@Yahoo.com

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

My commission expires: Cindy Bath  
Notary Public, Cherokee County, GA  
My Commission Expires August 31, 2019

Titleholder(s): CREDIT UNION OF GA  
(property owner's name printed)

Phone #: 678-486-1111

Address: 3048 EAGLE DR WOODSTOCK GA 30188

E-Mail: C. DAY @ CU OF GA.ORG

[Signature]  
(Property owner's signature)

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

RECEIVED  
JUN 04 2019  
Cindy Bath  
Notary Public, Cherokee County, GA  
My Commission Expires August 31, 2019  
COBB COUNTY ZONING DIVISION

Commission District: 1<sup>st</sup>

Zoning Case: \_\_\_\_\_

Size of property in acres: 0.985 Ac Original Date of Hearing: \_\_\_\_\_

Location: 1020 JOHNSON FERRY RD, MAR, GA LITTLE  
(street address, if applicable; nearest intersection, etc.) NEAREST INT. WILCO RD

Land Lot(s): 67

District(s): 1<sup>st</sup> DISTRICT & 2<sup>ND</sup> SEC.

State specifically the need or reason(s) for Other Business: \_\_\_\_\_

INSTALL NEW LED MESSAGE BOARD IN EXISTING  
CREDIT UNION OF GEORGIA MONUMENT SIGN WHICH  
HAS BLANK AREA UNDER SIGN NAME

(List or attach additional information if needed)

Primary Site Identifier

JUN 04 2019

COBB COUNTY DEPARTMENT OF PUBLIC WORKS

**Project**  
Credit Union of GA/  
East Cobb

**Project Number**  
93007-1118

**Account Manager**  
Tony L. Chalmers

**CAD Engineer**  
hs

**Date**  
01 November 2018

**Revisions**

5	06NOV2018
	29NOV2018
	09JAN2019
	31JAN2019
	12FEB2019

**Customer Approval**

**Description**  
Signage/Building  
Renovation

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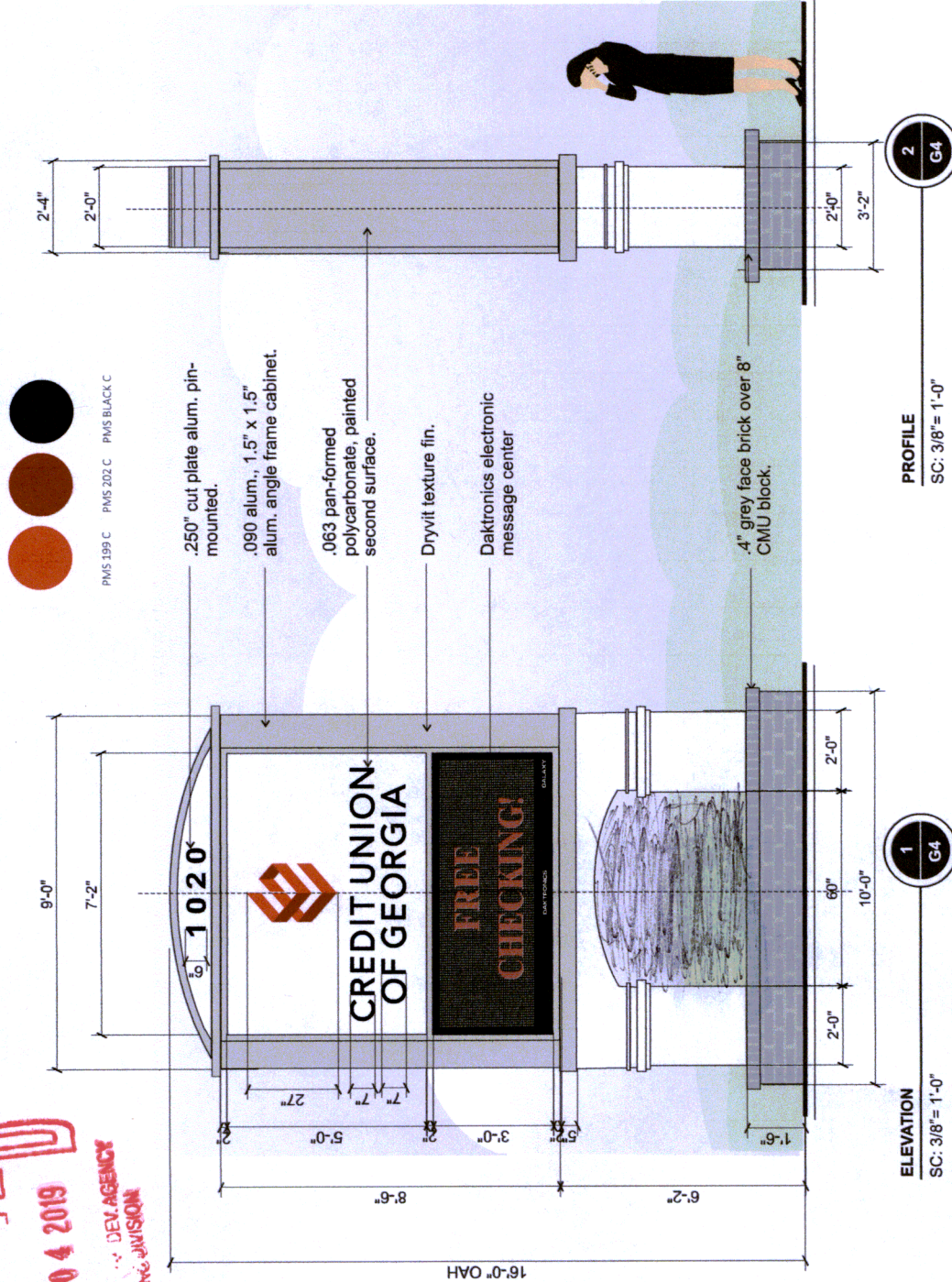
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Logos, graphics and artwork in these drawings are not to be used for final production.



Sheet  
G4

OB-39-2019  
Proposed  
Sign.





RECEIVED  
JUN 04 2019  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

OB-39-2019  
Proposed  
sign base



08-39-2019

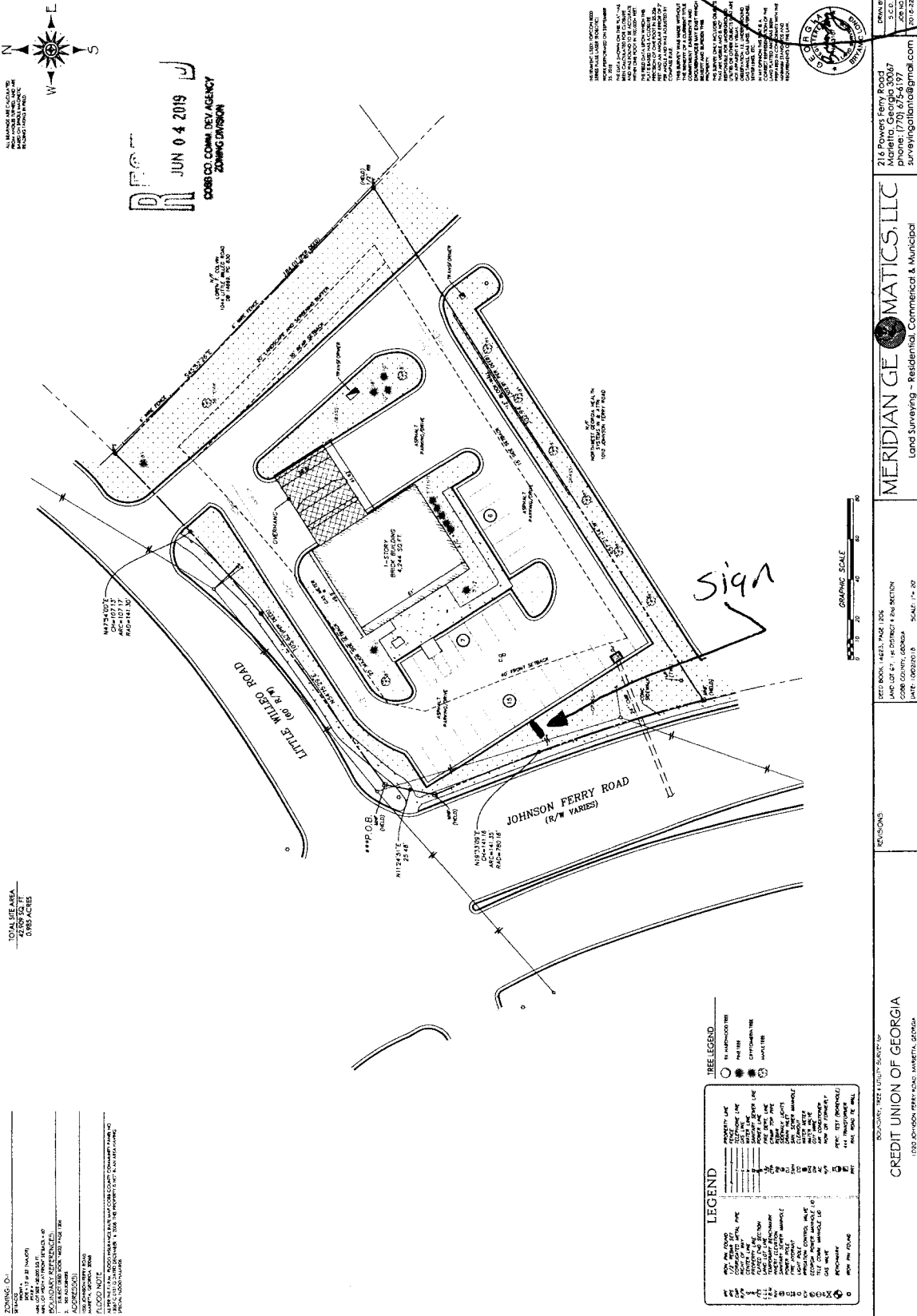
Existing Site Plan  
and proposed  
SIGN Location

DATE: 7/16/2019  
BY: [Signature]  
FOR: [Signature]

PROJECT NO.: 08-39-2019  
SHEET NO.: 1 OF 1  
SCALE: AS SHOWN  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]

DATE: 7/16/2019  
BY: [Signature]  
FOR: [Signature]

PROJECT NO.: 08-39-2019  
SHEET NO.: 1 OF 1  
SCALE: AS SHOWN  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]



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 [Signature]  
 Address 919 Johnson Ferry Rd. Marietta, Ga. 30067 Phone 971-2878  
 Applicant Marett Properties, Inc. Signature [Signature]  
 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

RECOMMENDATION OF PLANNING COMMISSION 4-10-84, Planning Commission recommended  
application be rejected. Motion by Weeks, seconded by Wayman; carried 6-1, Howard opposed.

[Signature], Chairman

FINAL DECISION OF BOARD OF COMMISSIONERS 4-10-84, Board of Commissioners held application  
for 2 weeks. Motion by Williams, seconded by Lankford; carried 5-0. 4-24-84, Board

of Commissioners approved application subject to the list of stipulations  
outlined in a letter dated April 24, 1984 to the commission from William  
Marett, Jr. marked as exhibit A. Said approval is also subject to the final  
site plans, being submitted and approved by the Board of Commissioners.  
[Signature], Chairman Motion by Williams, seconded by Lankford;  
carried 5-0. ( )



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,

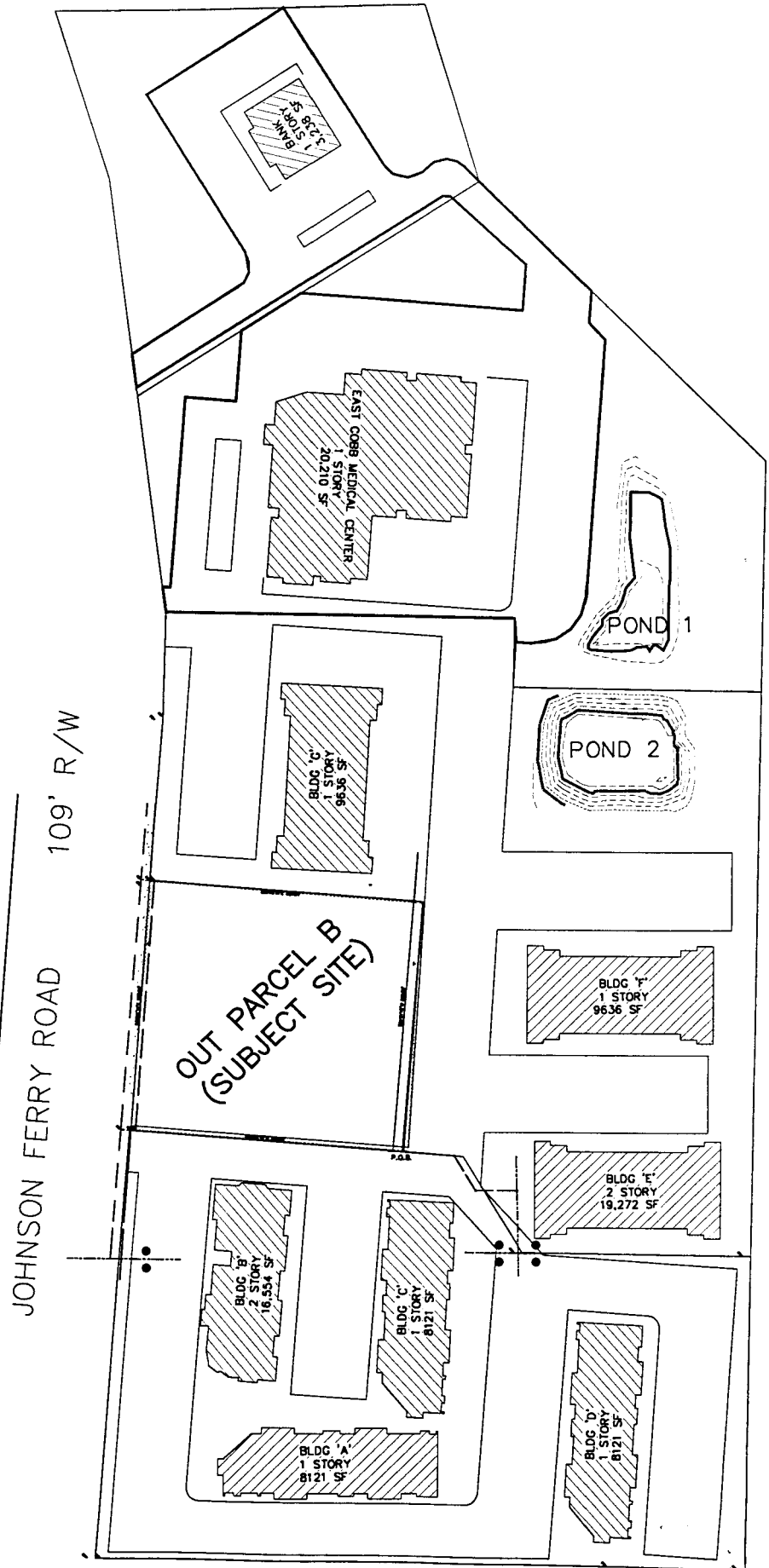
MARETT PROPERTIES, INC.

A handwritten signature in dark ink, appearing to read 'W. Marett, Jr.', written over a horizontal line.

William W. Marett, Jr.  
President



# Building Areas



Original Date of Application: 2-28-84Applicant'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.

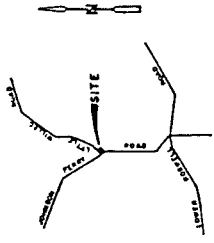
As part of the Other Business Consent Agenda, the Board of Commissioners **approved** the site plan and architectural design for Chattahoochee Bank (#110 of 1984 - Marett Properties, Inc.). Motion by Wysong, second by Cooper, carried 5-0.

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 Lach*

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



VICINITY MAP  
SHEET 1 OF 1

1. The site is located on the east side of Johnson Ferry Road, north of Little Willet Road.
2. The site is approximately 1.5 acres in size.
3. The site is currently zoned R-1 (Residential Single-Family).
4. The site is adjacent to the Johnson Ferry Road Right-of-Way (R/W) on the north and east.
5. The site is adjacent to the Little Willet Road Right-of-Way (R/W) on the south.
6. The site is adjacent to the Johnson Ferry Road Right-of-Way (R/W) on the west.
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THE CHATTAHOOCHEE BANK  
1111 CHATTAHOOCHEE BANK, N.W. • ATLANTA, GEORGIA 30303 • (404) 464-0111 • FAX (404) 774-0143

DATE: 11/15/93  
SHEET: 1 OF 1

PROJECT: THE CHATTAHOOCHEE BANK  
1111 CHATTAHOOCHEE BANK, N.W. • ATLANTA, GEORGIA 30303 • (404) 464-0111 • FAX (404) 774-0143

DESIGNED BY: RADER, BARNETT & ASSOCIATES, INC.  
CONSULTING ENGINEERING & DESIGN

CHECKED BY: RADER, BARNETT & ASSOCIATES, INC.  
CONSULTING ENGINEERING & DESIGN

DATE: 11/15/93  
SHEET: 1 OF 1

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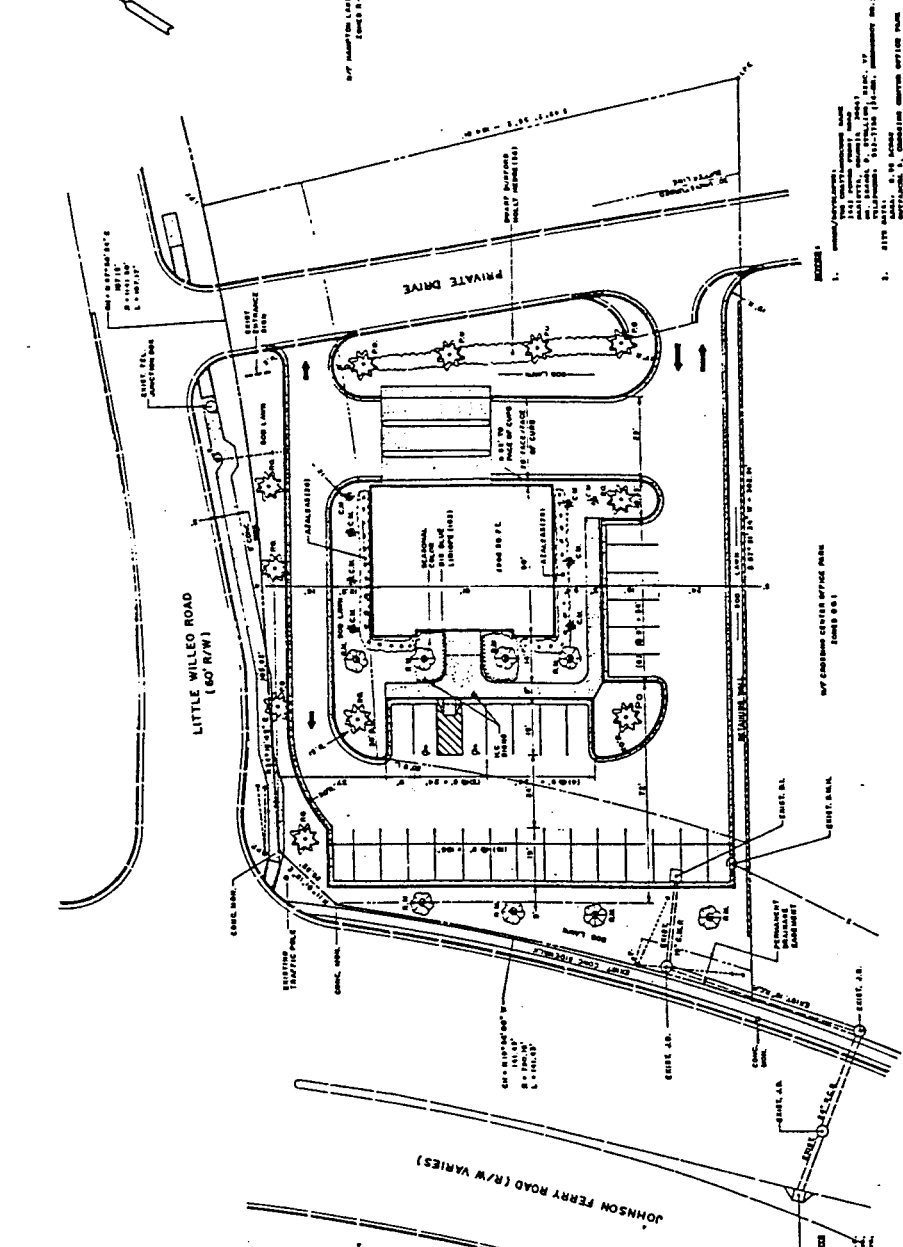
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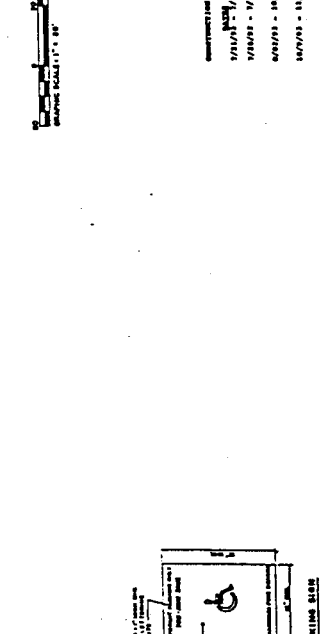
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SHEET: 1 OF 1

PROJECT: THE CHATTAHOOCHEE BANK  
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DESIGNED BY: RADER, BARNETT & ASSOCIATES, INC.  
CONSULTING ENGINEERING & DESIGN

CHECKED BY: RADER, BARNETT & ASSOCIATES, INC.  
CONSULTING ENGINEERING & DESIGN

**THE CHATTAHOOCHEE BANK**

LAND LOT 47, 1ST DISTRICT, 2ND SECTION

DATE: 11/15/93  
SHEET: 1 OF 1

PROJECT: THE CHATTAHOOCHEE BANK  
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CHECKED BY: RADER, BARNETT & ASSOCIATES, INC.  
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