



STAFF REVIEW

Variance Case #: V2020-17 **Legistar #:** 20200327

City Council Hearing: **Wednesday, June 10th, 2020 – 7:00 p.m.**

Property Owner: **Cobb County VA LLC**
Richard Baier
4706 Broadway, Suite 240
Kansas City, MO 64112

Applicant: **Long Engineering**
2550 Heritage Court, Suite 250
Atlanta, GA 30339

Address: **1161 Bells Ferry Road**

Land Lot: 941 **District:** 16 **Parcel:** 0030

Council Ward: 4B **Existing Zoning:** **LI (Light Industrial)**

Special Exception / Special Use / Variance(s) Requested:

1. Variance to reduce a portion of the ten (10) foot planted border area along Cobb Parkway North. [*§712.08 (G.2.a)*]
2. Variance to allow more than twelve (12) parking spaces in a row without a planter island. [*§712.08 (G.1.a)*]
3. Request to modify the site plan associated with Z2018-32 (20181183).

Statement of Fact

As per section 720.03 of the Comprehensive Development Code of Marietta, the Board of Zoning Appeals may alter or modify the application of any such provision in the Development Code because of unnecessary hardship if doing so shall be in accordance with the general purpose and intent of these regulations, or amendments thereto, and only in the event the board determines that by such alteration or modification unnecessary hardship may be avoided and the public health, safety, morals and general welfare is properly secured and protected. In granting any variance the board of zoning appeals shall designate such conditions in connection therewith as will, in its opinion, secure substantially the objectives of these regulations and may designate conditions to be performed or met by the user or property owner, out of regard for the public health, safety, comfort, convenience, and general welfare of the community, including safeguards for, with respect to light, air, areas of occupancy, density of population and conformity to any master plan guiding the future development of the city. The development costs of the applicant as they pertain to the strict compliance with a regulation may not be the primary reason for granting a variance.

Criteria:

1. Exceptional or extraordinary circumstances or conditions *are/are not* applicable to the development of the site that do not apply generally to sites in the same zoning district.
2. Granting the application *is/is not* necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.
3. Granting the application *will/will not* be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.

PICTURES



Subject property

Staff Review:

Cobb County VA LLC is requesting variances and modifications to previously approved stipulations for the property at 1161 Bells Ferry Road, which was rezoned from HI (Heavy Industrial) to LI (Light Industrial) in December 2018. The subject property is approximately 11.4 acres with frontage along Cobb Parkway North, Old Highway 41, and Bells Ferry Road. A parking area was constructed on the site in 2000 but has since remained vacant and unused.

Cobb County VA LLC is proposing to build a 78,314 square foot Community-Based Outpatient Clinic for the US Department of Veterans Affairs. The proposal is similar to the plan submitted with the December 2018 rezoning request, except that it includes less paving, no vehicular access to Old Highway 41, and slight reconfiguration of the site. Because the property was rezoned with a stipulation that tied it to a specific site plan, any changes are required to be reviewed by City Council as a zoning amendment.

Further, an issue with the deed has made the provision of the ten (10) foot planted border area along the entire frontage of Cobb Parkway North problematic to the layout of the site. As a result, the application is requesting a variance to eliminate or reduce the planted border area along a portion of Cobb Parkway North as shown on the submitted plan. If approved, staff would ensure that street trees along Cobb Parkway North would be provided in the remaining areas.

The Tree Protection and Landscaping Ordinance also requires no more than twelve (12) parking spaces in a row without a tree island. An exception can be made when parking rows face a continuous island at least five (5) feet in width and containing at least one small or medium canopy tree every twenty feet. The majority of the parking rows meet the condition of having the continuous five (5) foot island except along Cobb Parkway North. In that area, neither the continuous five (5) or ten (10) foot planted border is provided and there is no tree island to separate a row of twenty-four (24) parking spaces.

It should also be noted that sidewalks are missing from the proposed plan. Bells Ferry Road already contains some sidewalks, although they do not appear to be in very good condition. Considering the amount of pedestrian traffic in the area, the addition or improvement of sidewalks on the Bells Ferry Road and Cobb Parkway North frontages would drastically improve pedestrian safety in the area.

Also, during review of the 2018 rezoning, Cobb DOT had recommended extending the right turn deceleration lane on southbound Cobb Parkway North to connect with the right turn lane onto Bells Ferry Road. GDOT may also require this improvement and, if it is required, it will be the responsibility of the applicant to complete the work.

All other conditions of Z2018-32 would remain applicable unless explicitly removed. Based on the new plan, the following variances from the association stipulation letter are probably not necessary and can be eliminated:

- (4)(a) Increase of the allowable, maximum impervious surface area from 75% to 85%
- (4)(c) Waive the ten (10) foot landscape strip/border along Old Highway 41
- (4)(d) Eliminate portions of the five (5) foot landscape strip/border along the service drive

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AN ORDINANCE

REZONING property in the corporate limits of the City of Marietta, Georgia Land Lot 941, District 16, Parcel 0030, 2nd Section, Marietta, Cobb County, Georgia, and being known as **1161 Bells Ferry Road**.

WHEREAS, application has been filed by **FAIRBURN TOWN & COUNTRY APARTMENTS, LTD (THE MOLASKY GROUP OF COMPANIES)** for rezoning property in the corporate limits of the City of Marietta, Georgia; and,

WHEREAS, following proper notice, a public hearing was held before this body; and,

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MARIETTA, GEORGIA, THAT:

Section 1: The following property to wit:

All that tract or parcel of land lying and being in land lots 932, 933 940 and 941 of the 16th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

To find the true point of beginning commence at a 1 1/2 inch open top pipe found located at the intersection of the southwesterly right of way of U.S. Highway 41 (300 foot right of way at this point) with the westerly right of way line of Bells Ferry Road (130 foot right of way); thence along said right of way line of U.S. Highway 41 North 64 degrees 29 minutes 42 seconds west 200.00 feet to the TRUE POINT OF BEGINNING; from the True Point of Beginning as thus established run south 15 degrees 12 minutes 26 seconds west 184.06 feet to an iron pin; thence south 13 degrees 34 minutes 34 seconds west 150 feet to an iron pin; thence north 88 degrees 26 minutes 26 seconds east 200.00 feet to a point located on the westerly right of way line of Bells Ferry Road; thence along said right of way line south 01 degree 45 minutes 11 seconds west 34.98 feet to an iron pin; thence leave said right of way line and run south 89 degrees 33 minutes 19 seconds west 200.02 feet to an iron pin; thence south 02 degrees 18 minutes 57 seconds east 71.97 feet to a 1/2 inch rebar found; thence north 89 degrees 31 minutes 48 seconds east 199.81 feet to a 1/2 inch rebar found located on the westerly right of way line of Bells Ferry Road; thence along said right of way line the following courses and distances: South 08 degrees 01 minute 24 seconds east 58 feet to an iron pin; and south 13 degrees 08 minutes 04 seconds east 86.77 feet to an iron pin; thence leave said right of way line and run north 87 degrees 07 minutes 59 seconds west 77.60 feet to an iron pin; thence north 83 degrees 47 minutes 59 seconds west 137.00 feet to an iron pin; thence south 17 degrees 10 minutes 42 seconds east 198.90 feet to an iron pin located on the northerly right of way line of Old U.S. Highway 41 (100 foot right of way); run thence along said right of way the following courses and distances: north 86 degrees 23 minutes 35 seconds west

91.22 feet to a concrete monument found; north 88 degrees 20 minutes 05 seconds west 60.62 feet to an iron pin; and north 88 degrees 50 minutes 58 seconds west 189.85 feet to an iron pin located at intersection of said right of way line with the northeasterly right of way line of the L & N Railroad (66 foot right of way); run thence along said railroad right of way line the following courses and distances: north 35 degrees 50 minutes 07 seconds west 48.60 feet to an iron pin; along the arc of a 1,818.52 foot radius curve to the left, an arc distance of 309.20 feet to an iron pin (said arc being subtended by a chord having a bearing of north 39 degrees 04 minutes 27 seconds west and a length of 308.82 feet); north 45 degrees 39 minutes 31 seconds west 240.03 feet to an iron pin; along the arc of a 1,072.90 foot radius curve to the right an arc distance of 167.12 feet to an iron pin (said arc being subtended by a chord having a bearing of north 41 degrees 42 minutes 55 seconds west and a length of 166.95 feet); thence leave said right of way line and run south 87 degrees 24 minutes 23 seconds east 21.99 feet to a one inch open top pipe found; thence north 28 degrees 50 minutes 37 seconds east 561.71 feet to an iron pin located on the southwesterly right of way line of U.S. Highway 41 (200 foot right-of-way at this point); thence along said right of way line the following courses and distance: south 63 degrees 09 minutes 37 seconds east 450.00 feet to a concrete monument found; south 25 degrees 30 minutes 18 seconds west 50.00 feet to a concrete monument found; and south 64 degrees 29 minutes 42 seconds east 203.27 feet to the iron pin at the TRUE POINT OF BEGINNING.

Said tract or parcel of land contains 13.52± acres (588,931 square feet).

Section 2: The above-described property is hereby rezoned into the corporate limits in the City of Marietta, Georgia from HI (Heavy Industrial) to LI (Light Industrial).

Section 3: The following stipulations are incorporated as conditions of zoning:

- Letter of stipulations from J. Kevin Moore of Moore Ingram Johnson & Steele to Shelby Little, Planning & Zoning Manager for the City of Marietta, dated December 10, 2018.
- Variance (4)(d) in Letter of stipulations be amended to include “*as shown on the attached plan referenced herein dated October 15, 2018.*”

Section 4: It is hereby declared to be the intention of this Ordinance that its sections, paragraphs, sentences, clauses and phrases are severable, and if any section, paragraph, sentence, clause or phrase of this Ordinance is declared to be unconstitutional or invalid, it shall not affect any of the remaining sections, paragraphs, sentences, clauses or phrases of this Ordinance.

Section 5: All Ordinances or parts of Ordinances in conflict with this Ordinance are hereby repealed.

Section 6: This Ordinance shall become effective upon the signature or without the signature of the Mayor, subject to Georgia laws 1983, page 4119.

Final Ordinance submitted by:

Rusty Roth
Rusty Roth, Director
Department of Development Services

Approved as to form:

Douglas R. Haynie
Douglas R. Haynie, City Attorney

Approved by City Council:

DATE: December 12, 2018

APPROVED:

ATTEST:

Stephanie Guy
Stephanie Guy, City Clerk

R. Steve Tumlin, Jr.
R. Steve Tumlin, Jr., Mayor

MOORE INGRAM JOHNSON & STEELE

A LIMITED LIABILITY PARTNERSHIP
WWW.MIJS.COM

MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1493

KNOXVILLE, TENNESSEE
400 N. CEDAR BLUFF ROAD
SUITE 500
KNOXVILLE, TENNESSEE 37923
TELEPHONE (800) 892-9029

JACKSONVILLE, FLORIDA
10201 CENTURION PARKWAY N.
SUITE 401
JACKSONVILLE, FLORIDA 32216
TELEPHONE (904) 478-1461

BRENTWOOD, TENNESSEE
5200 MARYLAND WAY
SUITE 301
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 485-7347

LEXINGTON, KENTUCKY
771 CORPORATE DRIVE
SUITE 430
LEXINGTON, KENTUCKY 40503
TELEPHONE (859) 309-0026

ORLANDO, FLORIDA
7300 WEST SAND LAKE ROAD
SUITE 500
ORLANDO, FLORIDA 32819
TELEPHONE (407) 367-8233

MECHANICSBURG, PENNSYLVANIA
5000 BITTER ROAD
SUITE 106
MECHANICSBURG, PENNSYLVANIA 17055
TELEPHONE (717) 753-2854

December 10, 2018

Hand Delivered

Ms. Shelby Little, AICP
Zoning Manager
Department of Planning and Zoning
City of Marietta
205 Lawrence Street
Marietta, Georgia 30060

RE: Application for Rezoning - Zoning Case No.: Z2018-32
(Legistar No. 20181183)
Applicant: The Molasky Group of Companies
Property Owner: Fairburn Town & Country Apartments, LTD.
Property: 13.52 acres, more or less, located on the westerly side of Bells Ferry Road, the northerly side of Old Highway 41, and the southerly side of Cobb Parkway (1161 Bells Ferry Road), Land Lots 932, 933, 940, and 941, 16th District, 2nd Section, Cobb County, Georgia

Dear Shelby:

The undersigned and this firm represent The Molasky Group of Companies, the Applicant (hereinafter referred to as "Applicant"), and Fairburn Town & Country Apartments, LTD., the Property Owner (hereinafter referred to as "Owner" or "Property Owner"), in their request for rezoning of approximately 13.52 acres of property located on the westerly side of Bells Ferry Road, the northerly side of Old Highway 41, and the southerly side of Cobb Parkway, being more particularly known as 1161 Bells Ferry Road, Land Lots 932, 933, 940, and 941, 16th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or "Subject Property"). After conferences and communications with Planning and Zoning Staff and various City Staff, reviewing the City's Rezoning Application Analysis, and following the presentation to and hearing before the Planning Commission, we have been authorized by the Applicant to submit this letter of agreeable stipulations and conditions which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property. The proposed stipulations are as follows:

MOORE INGRAM JOHNSON & STEELE

Ms. Shelby Little, AICP
Zoning Manager
Department of Planning and Zoning
City of Marietta
Page 2 of 3
December 10, 2018

- (1) Applicant seeks rezoning of the Subject Property from the existing zoning category of Heavy Industrial ("HI") to the proposed zoning category of Light Industrial ("LI"), site plan specific to the Site Plan dated October 15, 2018, and filed contemporaneously with the Application for Rezoning. A reduced copy of the Site Plan is attached hereto for ease of reference as Exhibit "A" and incorporated herein by reference.
- (2) All drive aisles within the parking areas of the proposed development shall be a minimum of twenty-four (24) feet in width.
- (3) Applicant agrees to utilize "cut-off, down-glare lighting" for all parking areas within the proposed development.
- (4) As part of its Application for Rezoning, Applicant requests the following contemporaneous variances be granted:
 - (a) Increase of the allowable, maximum impervious surface from seventy-five (75) percent to eighty-five (85) percent;
 - (b) Reduce the standard individual parking space stall dimensions from nine (9) feet by twenty (20) feet to nine (9) feet by eighteen (18) feet;
 - (c) Waive the ten (10) foot landscape strip/border along Old Highway 41;
 - (d) Eliminate portions of the five (5) foot landscape strip/border along the service drive; and
 - (e) Increase the allowable size for a directional sign to sixty (60) square feet.

We believe the requested zoning, together with the referenced Site Plan and the stipulations set forth above, is an appropriate use of the Subject Property while taking into consideration the location of the Property and the uses of properties in the surrounding area. Thank you for your consideration in this request.

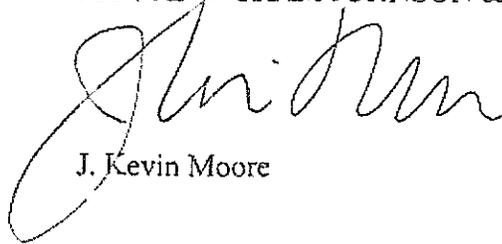
MOORE INGRAM JOHNSON & STEELE

Ms. Shelby Little, AICP
Zoning Manager
Department of Planning and Zoning
City of Marietta
Page 3 of 3
December 10, 2018

With kindest regards, I remain

Very truly yours,

MOORE INGRAM JOHNSON & STEELE, LLP

A handwritten signature in black ink, appearing to read "J. Kevin Moore". The signature is fluid and cursive, with a large loop at the end.

J. Kevin Moore

JKM:cc
Attachment

c: Russell J. Roth, AICP
Development Director
City of Marietta
(With Copy of Attachment)

The Molasky Group of Companies
(With Copy of Attachment)

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Department of Development Services
205 Lawrence Street
Marietta, GA 30060
Phone: 770-794-5440

APPLICATION FOR VARIANCE OR APPEAL

(Owner/Applicant/or Representative must be present at all public hearings)

(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application #: V2020-17 Legistar #: 20200327 BZA Hearing Dt: -
City Council Hearing Dt (if applicable) #: 6-10-20 PZ #: 20-121

This is a variance/appeal application for:

Board of Zoning Appeals checkbox

Board of Zoning Appeals

City Council checkbox with X

City Council

Owner's Name COBB COUNTY VA LLC - RICHARD BAIER (MEMBER)

EMAIL Address: rbaier@usfpco.com

Mailing Address 4706 Broadway Suite 240 KC MO Zip Code: 64112 Phone Number 816-352-8791

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: LONG ENGINEERING (AGENT)

EMAIL Address: tandrey@longeng.com

Mailing Address 2550 Heritage Court, Suite 250 Zip Code: 30339 Phone Number 770-951-2495

Address of subject property: 1161 BELLS FERRY ROAD Date of Acquisition:

Land Lot (s) 0941 District 16 Parcel 00030 Acreage 13.5 Zoned LI Ward 4B FLU: CAC

List the variance(s) or appeal requested (please attach any additional information):

Variance to reduce landscape buffer on the west side of the proposed drive along US HWY 41 from 10 feet to 0 feet.

Required Information

- 1. Application fee (\$250)
2. Completed notarized application. The original application must be submitted with ALL original signature(s) - Copies of the application or signature(s) will NOT be accepted.
3. Copy of the deed that reflects the current owner(s) of the property.
4. Letter describing the reason for the variance request, stating why strict adherence to the code would result in a particular hardship (as distinguished from a mere inconvenience or desire to make more money).
5. Site plan - drawn to scale. Site plans must illustrate property lines and all relevant existing information and conditions in addition to proposed additions or modifications within the referenced property lines of the tract(s).
Copies Required: One (1) - (8 1/2" x 11") -or- (11" x 17") drawn to scale.
Optional Additional Plat size: (24"x 36"). If providing (24"x 36") then 5 copies REQUIRED.
6. Copy of current tax bill showing payment or documentation certified by the City of Marietta Tax Office.

Note: The Department of Development Services reserves the right to obtain additional information that reasonably may be required in order that an informed decision may be made.

OVER

CAMPAIGN CONTRIBUTIONS

The Owner and Applicant herein certify that he/she has has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Board of Zoning Appeals within the two (2) years preceding the filing of this application.

[Signature]
Signature of Owner

[Signature]
Signature of Applicant

Richard Baier
Print Name

Trevor Andrey (Agent)
Print Name

FINANCIAL INTEREST

The Applicant herein certifies that he/she has has not a financial interest in the property which is ten percent (10%) or more.

Trevor Andrey (Agent)
Print Name

[Signature]
Signature of Applicant

APPLICANT CERTIFICATION

- The Applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Applicant's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.

[Signature]
Signature of Applicant

4/10/2020
Date

TREVOR ANDREY
Please Print

OWNER CERTIFICATION

- The Owner certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Owners's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner hereby gives permission to enter on the property for inspection during the time application is pending.

[Signature]
Signature of Owner

Richard Baier
Please Print

4706 Broadway Suite 240 Kansas City, MO 64112
Address

4-10-2020
Date

Signed, sealed and delivered in the presence of:

[Signature]



KRISTI STUEDLE
My Commission Expires
November 4, 2021
Clay County
Commission #13473833

My Commission Expires: 11/4/21

Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.



April 15, 2020

Shelby Little
City of Marietta Department of Development Services
205 Lawrence Street
Marietta, GA 30060

RE: Application for Variance
1161 Bells Ferry Road
Marietta, GA 30066

Dear Shelby Little,

This letter is to request approval for a City Council variance for the property located at 1161 Bells Ferry Road, Marietta, Georgia. Below describes in detail the reason for a variance request.

1. While we were having the survey completed, we were informed that there's a section of land between our site and Cobb Road that appears to be owned by someone else but we haven't been able to confirm who owns that sliver of land. As a result, the proposed parking layout will set directly against the property line without room for a landscape buffer.
2. This a City Council variance request to reduce the landscape buffer for a portion of the property frontage along HWY 41 from 10 feet to 0 feet.

Thank you for the opportunity to present this variance request, and I look forward to hearing from you.

Sincerely,

Trevor Andrey, PE
Project Manager

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TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: May 15, 2020

**CITY OF MARIETTA
PUBLIC NOTICE OF REZONINGS and VARIANCES**

The City of Marietta hereby gives notice that a public hearing will be held to give consideration to the following variance requests at the City Council meeting held on **Wednesday, June 10th, 2020, 7:00 p.m.**, City Hall, for a final decision to be made.

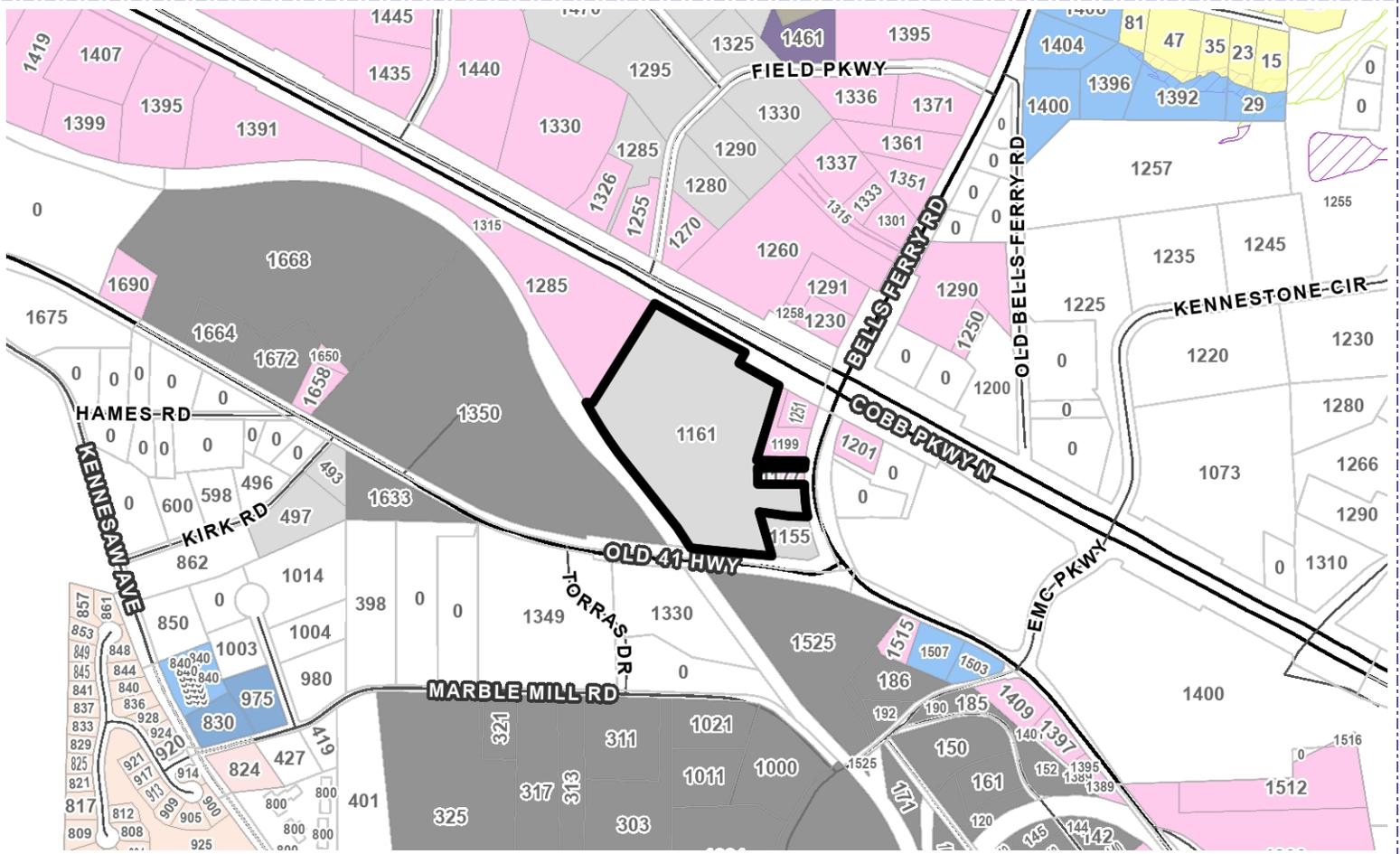
V2020-17 [VARIANCE] LONG ENGINEERING (COBB COUNTY VA LLC) are requesting variances for property located in Land Lot 941, District 16, Parcel 0030, 2nd Section of Cobb County, Marietta, Georgia and being known as 1161 Bells Ferry Road. Variance to reduce a portion of the 10' planted border area along Cobb Parkway North; Variance to allow more than 12 parking spaces in a row without a planter island; request to modify the site plan associated with Z2018-32 (20181183). Ward 4B.

A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto. You may also review the property file at www.mariettaga.gov and enter the case # in the search box.

For additional information including questions about virtual participation, please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call ADA Coordinator at 770-794-5558 no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060



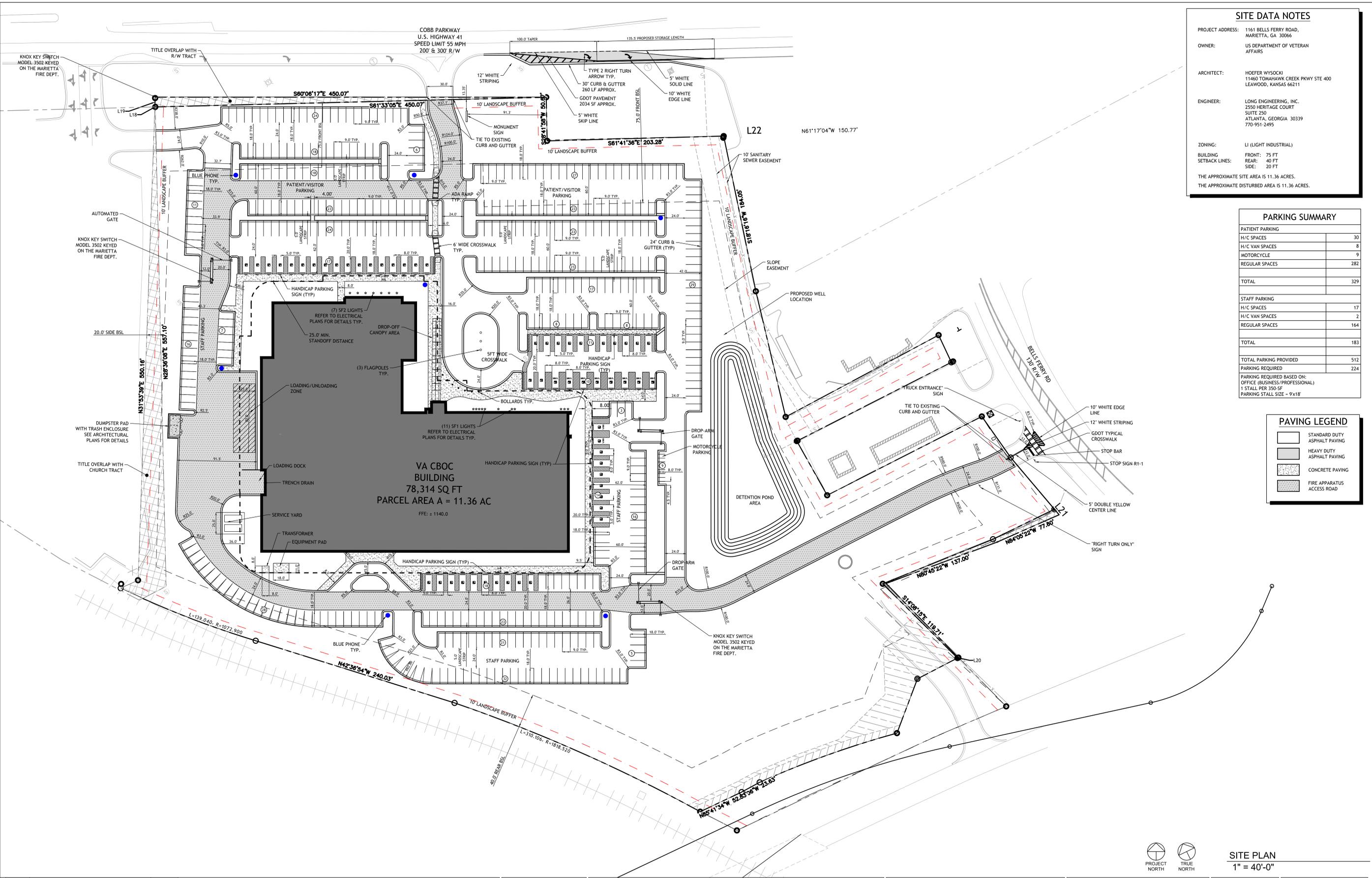
| Address | Parcel Number | Acreage | Ward | Zoning | FLU |
|---------------------|---------------|---------|------|--------|-----|
| 1161 BELLS FERRY RD | 16094100030 | 13.759 | 4B | LI | CAC |

| | |
|---|--|
| Property Owner: Cobb County VA - Richard Baier | Zoning Symbols --- Railroads City Limits Cobbs County Pockets NA R1 - Single Family Residential (1 unit/acre) R2 - Single Family Residential (2 units/acre) R3 - Single Family Residential (3 units/acre) R4 - Single Family Residential (4 units/acre) RA4 - Single Family Residential - Attached RA6 - Single Family Residential - Attached RA8 - Single Family Residential - Attached MHP - Mobile Home Park PRD-SF - Planned Residential Dev. Single Family RM8 - Multi Family Residential (8 units/acre) RM10 - Multi Family Residential (10 units/acre) RM12 - Multi Family Residential (12 units/acre) RHR - Residential High Rise PRD-MF - Planned Residential Dev Multi Family NRC - Neighborhood Retail Commercial CRC - Community Retail Commercial RRC - Regional Retail Commercial PCD - Planned Commercial Development LI - Light Industrial HI - Heavy Industrial PID - Planned Industrial Development MXD - Mixed Use Development CBD - Central Business District OIT - Office Institutional Transitional LRO - Low Rise Office OI - Office Institutional OS - Office Services OHR - Office High Rise |
| Applicant: | |
| City Council Hearing Date: 06/10/2020 | |
| Acquisition Date: | |
| Case Number: V2020-17 | |
| City of Marietta Planning & Zoning | |

| SITE DATA NOTES | |
|---|--|
| PROJECT ADDRESS: | 1161 BELLS FERRY ROAD, MARIETTA, GA 30066 |
| OWNER: | US DEPARTMENT OF VETERAN AFFAIRS |
| ARCHITECT: | HOEFER WYSOCKI 11460 TOMAHAWK CREEK PKWY STE 400 LEAWOOD, KANSAS 66211 |
| ENGINEER: | LONG ENGINEERING, INC. 2550 HERITAGE COURT SUITE 350 ATLANTA, GEORGIA 30339 770-951-2495 |
| ZONING: | LI (LIGHT INDUSTRIAL) |
| BUILDING SETBACK LINES: | FRONT: 75 FT REAR: 40 FT SIDE: 20 FT |
| THE APPROXIMATE SITE AREA IS 11.36 ACRES. THE APPROXIMATE DISTURBED AREA IS 11.36 ACRES. | |

| PARKING SUMMARY | |
|--|------------|
| PATIENT PARKING | |
| H/C SPACES | 30 |
| H/C VAN SPACES | 8 |
| MOTORCYCLE | 9 |
| REGULAR SPACES | 282 |
| TOTAL | 329 |
| STAFF PARKING | |
| H/C SPACES | 17 |
| H/C VAN SPACES | 2 |
| REGULAR SPACES | 164 |
| TOTAL | 183 |
| TOTAL PARKING PROVIDED | 512 |
| PARKING REQUIRED | 224 |
| PARKING REQUIRED BASED ON: OFFICE (BUSINESS/PROFESSIONAL) 1 STALL PER 350-SF PARKING STALL SIZE = 9x18' | |

| PAVING LEGEND | |
|---------------|------------------------------|
| | STANDARD DUTY ASPHALT PAVING |
| | HEAVY DUTY ASPHALT PAVING |
| | CONCRETE PAVING |
| | FIRE APPARATUS ACCESS ROAD |



SITE PLAN
1" = 40'-0"

| NO. | Description | Date |
|-----|-------------|------|
| | | |
| | | |
| | | |
| | | |
| | | |

CONSULTANTS:

ARCHITECT/ENGINEERS:

PROFESSIONAL SEAL

Drawing Title:
SITE PLAN

Approved: Project Director

Project Status: DESIGN DEVELOPMENT 2

Project Title:
VA COBB COUNTY CBCC

Project Number:
174151

Building Number:

Location: 1263 COBB PKWY NW, MARIETTA, GA 30060

Date: 27 MARCH 2020

Checked:

Drawn:

Drawing Number:
C-3.0

Dwg. of

Office of Construction and Facilities Management

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