

**APRIL 19, 2022 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2**

ITEM OB-11

PURPOSE

To consider a site plan amendment for Valvoline Instant Oil Change regarding rezoning application Z-20 of 1985 for property located on the northwest corner of Roswell Road and Johnson Ferry Road in Land Lot 899 of the 16th District (4249 Roswell Road).

BACKGROUND

The subject property was rezoned to General Commercial (GC) in 1985 for the purpose of an automobile service station with fuel sales, subject to the site plan submitted. The property was used as a service station with fuel sales and a carwash until it was demolished in 2021. The applicant would like to revise the approved site plan to place a Valvoline Instant Oil Change business on the property. The proposed building would be one-story in height with three service bays.

STAFF COMMENTS

Stormwater Management: No objections or comments.

Water and Sewer: No comments.

Cobb DOT: Comments not submitted by due date.

Fire Department: See attached.

Site Plan Review: No comments.

RECOMMENDATION

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

ATTACHMENTS

Other Business Application and zoning stipulations.

APPLICANT: Vavoline Instant Oil Change

PETITION NO.: OB-11-2022

PRESENT ZONING: _____

PETITION FOR: _____

FIRE COMMENTS:

The owner/tenant maintain the sole responsibility for the design and correcting all errors, omissions, problems, and code (if any) exposed during construction AFTER authorization by Cobb County

FIRE HYDRANTS:

Hydrant location within 500 feet of the most remote portion of the structure.* (Additional hydrant may need to be installed.)

Fire Flow Test from closest existing hydrant shall be provided meeting the minimum.* (Required Flow: 1,500 gpm @ 20 psi)

FIRE ENGINE ACCESS: The fire department must be able to access the long side of the building.

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2012 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads more than 150 feet shall be provided with a turn-around (IFC Chapter-5, 120-3-3 Rules and Regulations, CCDS Section-401 & 402). Refer to APPENDIX-D for dimensional criteria for turn-arounds in commercial developments.

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level. Aerial fire apparatus access roads shall be a minimum width of 24 feet maximum of 40 feet from the structure and be positioned parallel to one entire side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access. (Cobb County Development Standards 401.08.02.1)

C/O: Plans must be submitted to the Cobb County Fire Marshal’s Office to initiate the Certificate of Occupancy process.

International Fire Code (IFC) Appendix D

(Adopted by the State of Georgia at the beginning of 2020. Partially noted below.)

SECTION D103

MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant.

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders (see Figure D103.1 in Appendix D).

Josh Davis

(770) 528-8161

josh.davis@cobbcounty.org

Application for "Other Business" Cobb County, Georgia

DB-11
04-19-2022

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

BOC Hearing Date Requested: 3/15/2022

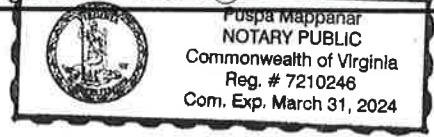
Applicant: Valvoline Instant Oil Change **Phone #:** _____
(applicant's name printed)

Address: 4249 Roswell NE, Marietta, GA 30062 **E-Mail:** _____

Garland Watkins **Address:** 100 Valvoline Way, Lexington, KY 40509
(representative's name, printed)

Garland Watkins **Phone #:** 804-840-1992 **E-Mail:** garland.watkins@valvoline.com
(representative's signature)

Signed, sealed and delivered in presence of:

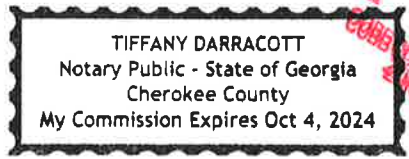


Notary Public My commission expires: 3/31/2024

Titleholder(s): Ruth McLaughlin **Phone #:** _____
(property owner's name printed)

Address: 12570 Arnold Mill Road, Alpharetta, GA 30004 **E-Mail:** _____

Ruth McLaughlin
(Property owner's signature)



Signed, sealed and delivered in presence of:

Notary Public My commission expires: 10/04/2024

Commission District: 2 **Zoning Case:** Z-20 of 1985

Size of property in acres: 0.95 acres **Original Date of Hearing:** July 20, 1999

Location: 4249 Roswell NE, Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 899 **District(s):** 16

State specifically the need or reason(s) for Other Business: _____
Valvoline Instant Oil Change is proposing a new 3-bay oil change facility (2,088 SF footprint) at the northwest corner of Roswell NE and Johnson Ferry Rd. The redevelopment of the corner lot will include landscaping, the addition of a new right-in, right-out turn on Roswell NE, associated paving, a new trash enclosure, and 15 parking stalls (including one (1) ADA accessible parking stall).

(List or attach additional information if needed)

Application for "Other Business"

Cobb County, Georgia

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

BOC Hearing Date Requested: 3/15/2022

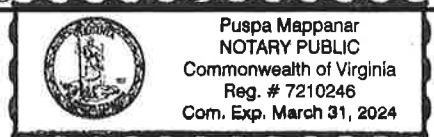
Applicant: Valvoline Instant Oil Change **Phone #:** _____
(applicant's name printed)

Address: 4249 Roswell NE, Marietta, GA 30062 **E-Mail:** _____

Garland Watkins **Address:** 100 Valvoline Way, Lexington, KY 40509
(representative's name, printed)

Garland Watkins **Phone #:** 804-840-1992 **E-Mail:** garland.watkins@valvoline.com
(representative's signature)

Signed, sealed and delivered in presence of:



Notary Public **My commission expires:** 3/31/2024

Titleholder(s) : Bascom Biggers III **Phone #:** 440.725.7790
(property owner's name printed)

Address: 10 Forest Drive, Chagrin Falls, OH 44022 **E-Mail:** laura.hegg@chagrin

Bascom Biggers III
(Property owner's signature)



DAVE SEESE
Notary Public, State of Ohio
My Comm. Expires May 10, 2023
Recorded in Cuyahoga County
RECEIVED
7 2022
CORPORATE COMM. DEV. AGENCY
ZONING DIVISION

Signed, sealed and delivered in presence of:
Dave Seese **My commission expires:** 5-10-2023
Notary Public

Commission District: 2 **Zoning Case:** Z-20 of 1985

Size of property in acres: 0.95 acres **Original Date of Hearing:** July 20, 1999

Location: 4249 Roswell NE, Marietta, GA 30062
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 899 **District(s):** 16

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

Valvoline Instant Oil Change is proposing a new 3-bay oil change facility (2,088 SF footprint) at the northwest corner of Roswell NE and Johnson Ferry Rd. The redevelopment of the corner lot will include landscaping, the addition of a new right-in, right-out turn on Roswell NE, associated paving, a new trash enclosure, and 15 parking stalls (including one (1) ADA accessible parking stall).

(List or attach additional information if needed)

OB-11-2022 Proposed

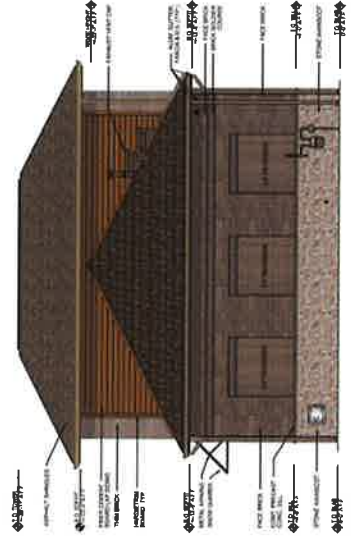
EXTERIOR ELEVATIONS

Sheet	AS NOTED
Scale	AS NOTED
Author	SS
Check	SS
Project	VALVOLINE INSTANT OIL CHANGE
Location	4249 ROSWELL RD, MARIETTA, GA 30062
Date	02/02/2022

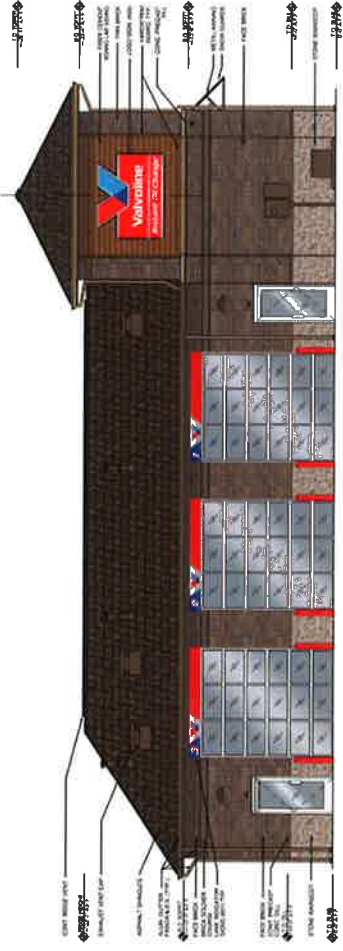
VALVOLINE INSTANT OIL CHANGE
4249 ROSWELL RD, MARIETTA, GA 30062



www.gardnergreen.com
10 East Main Street
Suite 410
Marietta, GA 30060
770.426.1177
1-770-237-0811



1 FRONT ELEVATION (NORTH EAST)
SCALE: 3/16" = 1'-0"



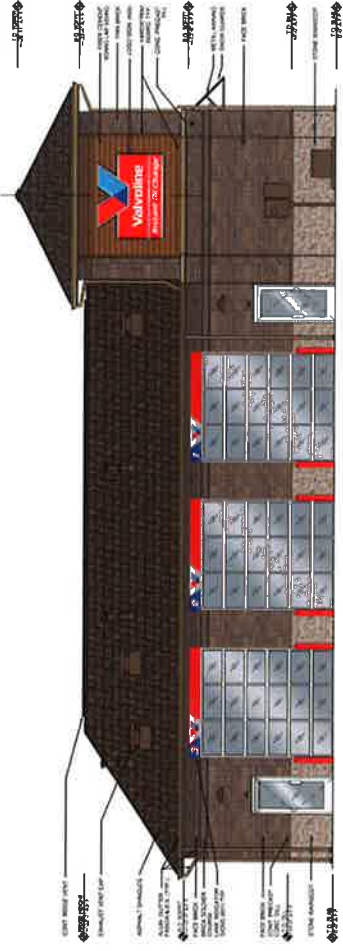
3 REAR ELEVATION (SOUTH WEST)
SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION (NORTH EAST)
SCALE: 3/16" = 1'-0"



2 RIGHT ELEVATION (NORTH WEST)
SCALE: 3/16" = 1'-0"



4 LEFT ELEVATION (SOUTH EAST)
SCALE: 3/16" = 1'-0"

EXTERIOR FINISHES

ALL EXTERIOR SURFACES SHALL BE FINISHED WITH THE FOLLOWING FINISHES UNLESS OTHERWISE NOTED:

- WALLS: BRICK (SEE SECTION)
- ROOF: ASPH/FLT SHINGLES
- CEILING: 1/2" X 4" T&G DRYWALL
- FLOORING: POLISHED CONCRETE
- PAINT: EXTERIOR PAINT (SEE SECTION)
- TRIM: 1 1/2" X 4" T&G DRYWALL
- DOORS: 1 3/4" X 6" X 1 3/4" ALUMINUM
- WINDOWS: 1 3/4" X 6" X 1 3/4" ALUMINUM
- ROOFING: 1/2" X 4" T&G DRYWALL
- CEILING: 1/2" X 4" T&G DRYWALL
- FLOORING: POLISHED CONCRETE
- PAINT: EXTERIOR PAINT (SEE SECTION)
- TRIM: 1 1/2" X 4" T&G DRYWALL
- DOORS: 1 3/4" X 6" X 1 3/4" ALUMINUM
- WINDOWS: 1 3/4" X 6" X 1 3/4" ALUMINUM

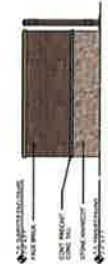
- LIST OF CHANGES TO PROTO-TYPE**
- ADD RECESSED BRICK AREA ON RIGHT ELEVATION AND LEFT ELEVATION
 - REPLACE 1/2" X 4" T&G DRYWALL WITH POLISHED CONCRETE ON BOTH SIDES OF TOWER

ELEVATION NOTES

- FINAL LOCATION OF DUMPSTER, EXTERNAL NOTIFICATION DEVICE, DDC AND DDC SINKING SIGNAL LOCATIONS SHALL BE AS PER THE MUNICIPAL REQUIREMENTS.

SIGNAGE SCHEDULE

NUMBER	LOCATION	SIZE	ILLUMINATION	CHARACTER
1	FRONT ELEVATION	12' X 12' X 1/2"	EXTERNALLY	NO
2	FRONT ELEVATION	12' X 12' X 1/2"	EXTERNALLY	NO
3	FRONT ELEVATION	12' X 12' X 1/2"	EXTERNALLY	NO
4	FRONT ELEVATION	12' X 12' X 1/2"	EXTERNALLY	NO
5	FRONT ELEVATION	12' X 12' X 1/2"	EXTERNALLY	NO
6	FRONT ELEVATION	12' X 12' X 1/2"	EXTERNALLY	NO



5 DUMPSTER FRONT ELEVATION
SCALE: 3/16" = 1'-0"



6 DUMPSTER SIDE ELEVATION
SCALE: 3/16" = 1'-0"



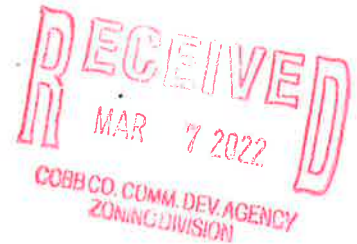
GRAPHIC SCALE
SCALE: 3/16" = 1'-0"

COBB COUNTY BOARD OF COMMISSIONERS OF ROADS AND REVENUES
COBB COUNTY PLANNING COMMISSION

Date of Application _____ Date of Hearing 1-8-85
*Titleholder R. C. McLaughlin Signature R. C. McLaughlin
Address 12570 Arnold Mill Road - Alpharetta, GA 30201 Phone (404) 475-2474
Applicant Chevron U.S.A. Inc. Signature J. M. Lemon
Address 340 Interstate North Parkway
Atlanta, GA 30339 Day Phone (404) 955-1200
To Zone From Planned shopping center To General Commercial Land Use _____
For the Purpose of Remodeling Existing Service Station Building
Land Lot(s) 899 District 16th Section 2nd, Cobb County
Containing 1.18 acres
Located 4249 Roswell Road, N.E. - Marietta, GA 30062

This property being more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR PROPERTY DESCRIPTION.



RECOMMENDATION OF PLANNING COMMISSION 1-8-85, Planning Commission recommended
application be approved. Motion by Brown, seconded by Thompson; carried 5-0.

Henry A. Thompson, Chairman

FINAL DECISION OF BOARD OF COMMISSIONERS 1-8-85, Board of Commissioners approved
application subject to site plan as submitted and changes recommended by plan review. Motion by
Burton, seconded by Smith; carried 5-0.

Carl E. Smith, Chairman

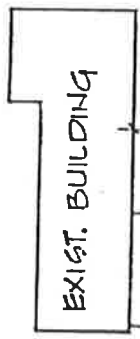
*Second Titleholder Bascom Biggers Signature Bascom Biggers
Address 10 Forest Drive - Chagrin Falls, OH 44022 Phone (216) 543-4061

N

N 79° 25' E R 206.7'

S 80° 21' W R 310.0'

EXIST. CURB



EXIST. BUILDING

EXIST. PUMP BLOCKS

PROPOSED LOCATION OF 6' x 12' PAY BOOTH

23'-0"

R/W

S 51° 59' W R 241.0'

DRIVE

DRIVE

S 03° 16' W R 200.0'

DRIVE



PROPOSED LAYOUT FOR:

CHEVRON U.S.A., INC.

SS. 1° 40' 0" 10-5-84

L.L. 899 - 16th Dist. COBB COUNTY, GA

ROSWELL ROAD ~ S.R. # 120

**JULY 20, 1999 ZONING HEARING
"OTHER BUSINESS"**

ITEM #6

PURPOSE

To consider a site plan amendment regarding Application #20 (Chevron U.S.A., Inc.) of January 8, 1985, for property located at the northwest intersection of Roswell Road and Johnson Ferry Road in Land Lot 899 of the 16th District.

BACKGROUND

The subject property was rezoned to GC on January 8, 1985, subject to the site plan submitted. A copy of the Board of Commissioners decision and approved site plan is attached. The owner wants to demolish the existing facility and construct a new convenience store and car wash. A copy of the proposed site plan is attached. A portion of the proposed car wash is encroaching into the rear setback. The property size has been reduced, due to the widening of Roswell Road and Johnson Ferry Road. The request letter is attached for your review.

FUNDING

N/A

RECOMMENDATION

The Board of Commissioners consider the request to amend the site plan.

ATTACHMENTS

Board of Commissioners Decision
Approved Site Plan
Proposed Site Plan
Request Letter

ORIGINAL DATE OF APPLICATION: 01-08-85APPLICANTS NAME: CHEVRON U.S.A., INC.

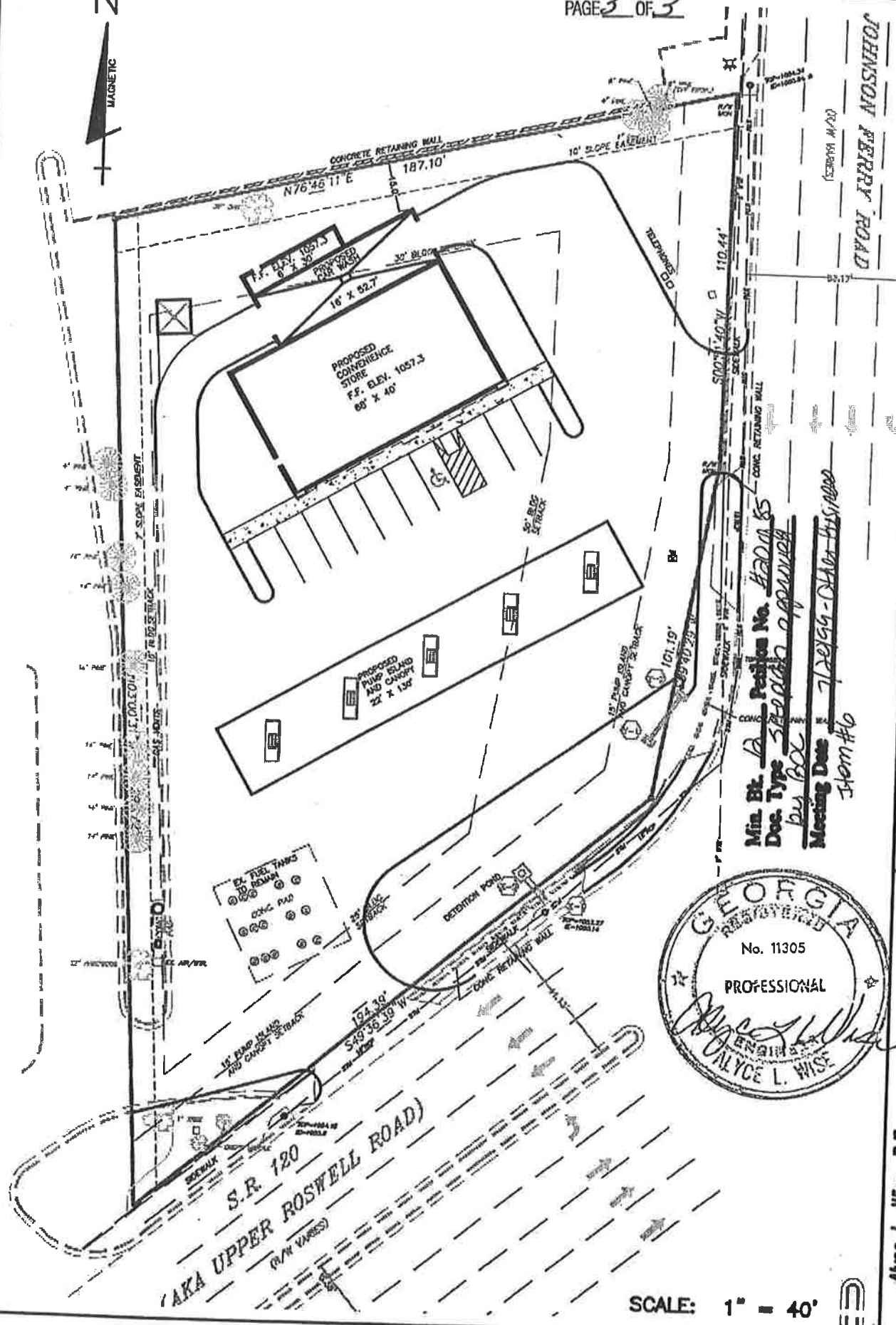
THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE
COBB COUNTY BOARD OF COMMISSIONERS

BOC DECISION OF 07-20-99 ZONING HEARING:

OTHER BUSINESS ITEM #6 – TO CONSIDER A SITE PLAN
AMENDMENT REGARDING APPLICATION #20 (CHEVRON
U.S.A., INC.) OF JANUARY 9, 1985

To consider a site plan amendment regarding Application #20 (Chevron U.S.A., Inc.) of January 8, 1985, for property located at the northwest intersection of Roswell Road and Johnson Ferry Road in Land Lot 899 of the 16th District.

Mr. Mark Danneman, Zoning Division Manager, provided information regarding a proposed site plan for Chevron U.S.A., Inc. The owner proposes construction of a new convenience store and car wash and will demolish the existing facility. A portion of the proposed car wash is encroaching into the rear setback. Previous Board action regarding the rezoning of this property was subject to site plan submitted. Following presentation, the Board of Commissioners **approved** site plan as submitted regarding Application #20 (Chevron U.S.A., Inc.) of January 8, 1985 for property located at the northwest intersection of Roswell Road and Johnson Ferry Road in Land Lot 899 of the 16th District **subject to site plan dated May 5, 1999 (reduced copy attached and made a part of these minutes)**. Motion by Olens, carried 5-0.



SITE PLAN

LYN POWELL, INCORPORATED
4249 ROSWELL ROAD
MARIETTA, GA. 30062
TELEPHONE NO. (770) 971-8151

CHEVRON CONVENIENCE STORE
4249 ROSWELL ROAD
DISTRICT 18 SECTION 2
COBB COUNTY, GEORGIA

Telephone: (404) 261-6255
Fax: (404) 667-9760
E-MAIL: ALYCEBELLSOUTH@NET

Alyce L. Wise, P.E.
Civil/Site Engineering Services
3184 W. Rosboro Road N.E.
Atlanta, GA. 30324

Min. Bt. La. Powell No. 4404 ES
Dec. Type SEPARATE OPINION
Meeting Date 1/21/96 - 1/21/96
Item # 6



SCALE: 1" = 40'

Not a change plan in zoning file