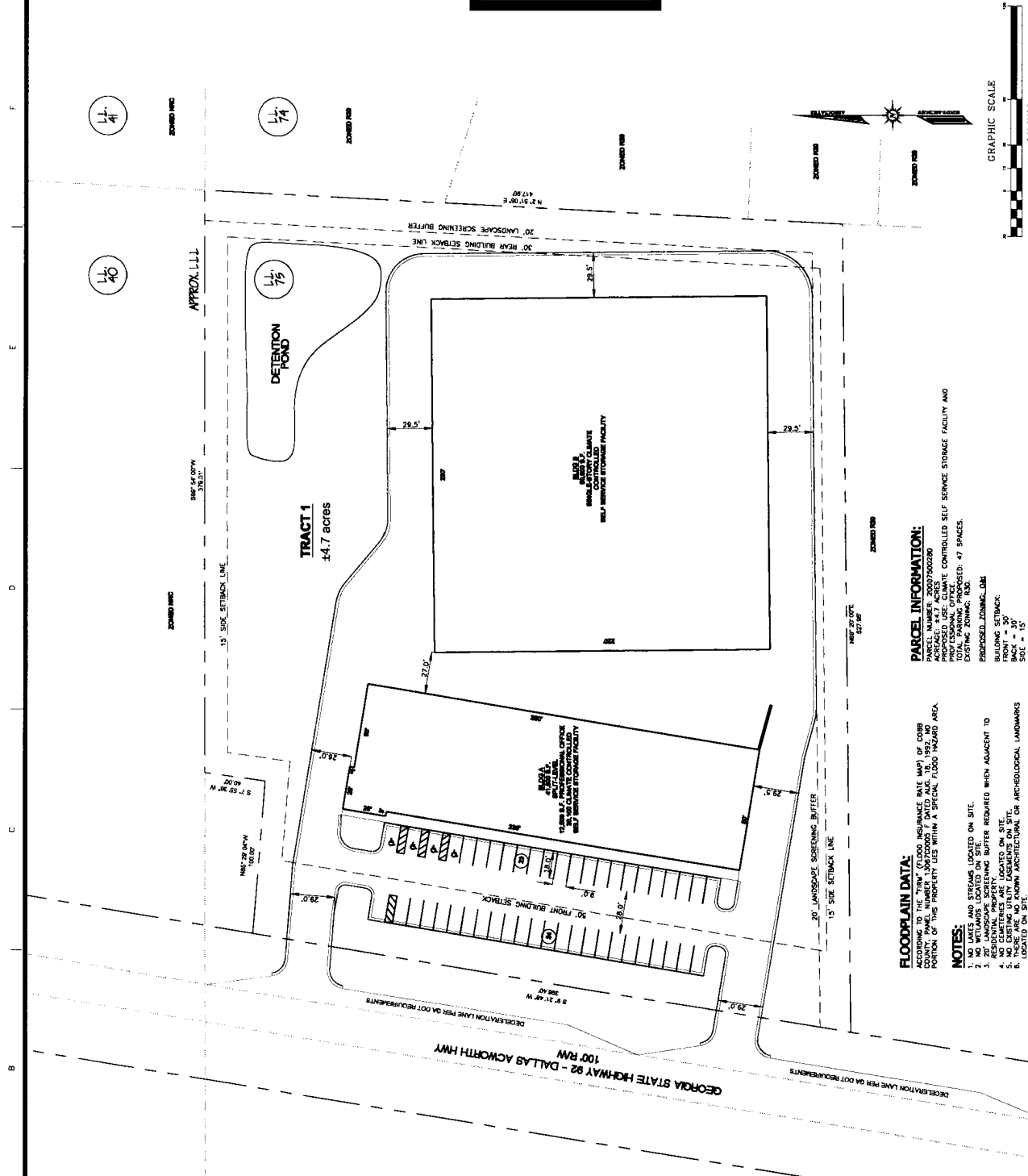




RMA
 Rindt-McDuff Associates, Inc.
 445 Berkeley Dr NW, Cumming, GA 30001
 Phone No. (770) 859-2500
 Fax No. (770) 254-4112

4-PLU-1 (8002)

Sheet No.	1
Drawn: C.C.	
Checked: E.H.	
Project No. R2008-060	
Scale: 1" = 30'	
Date: 02-04-08	

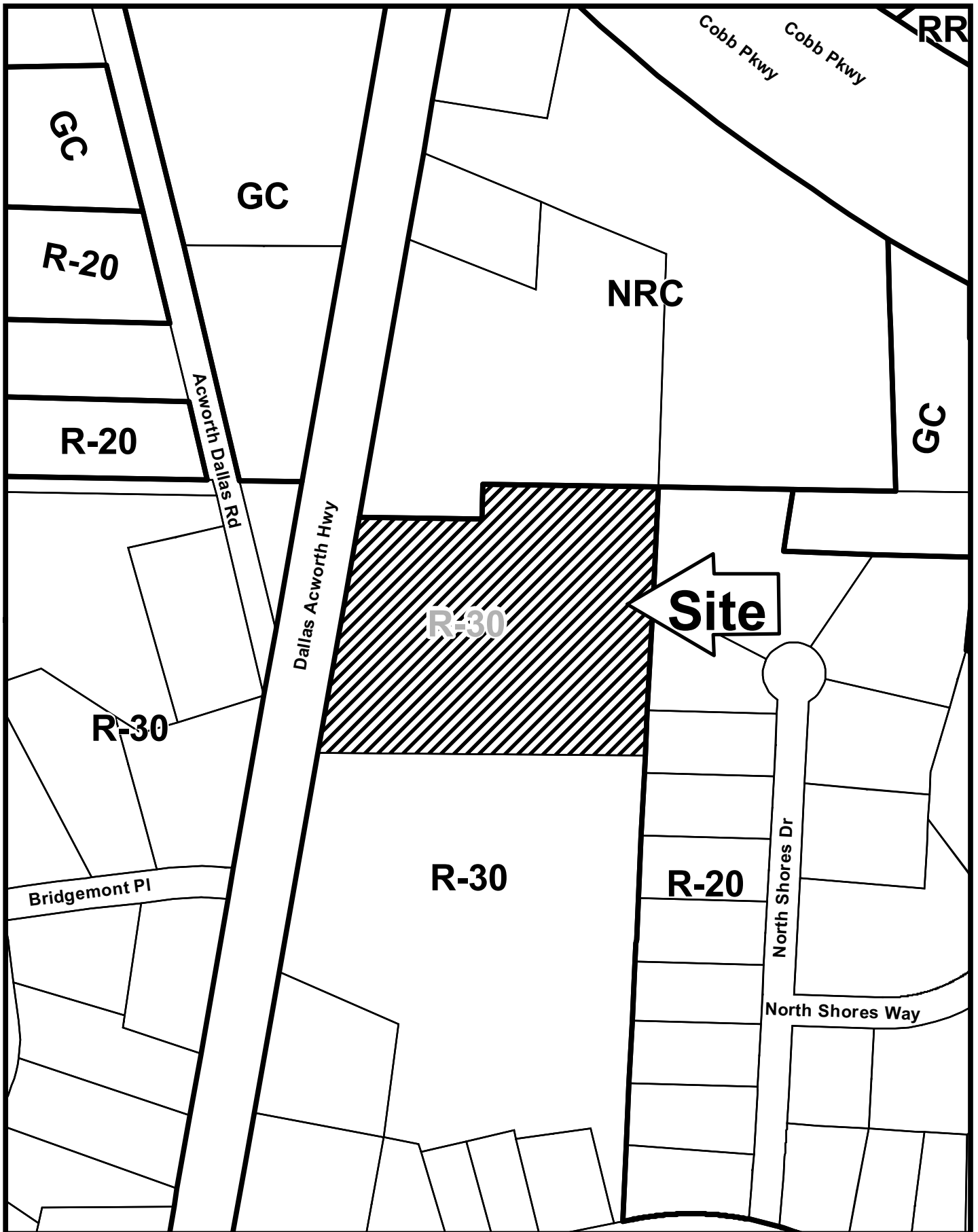


PARCEL INFORMATION:
 PARCEL IDENTIFICATION: 0207020200
 PROPOSED USE: CLIMATE CONTROLLED SELF-SERVICE STORAGE FACILITY AND
 TOTAL PARKING PROPOSED: 47 SPACES.
 EXISTING ZONING: ISD.
 EMBOSSED ZONING: ISD
 BUILDING SETBACK:
 FRONT = 20'
 SIDE = 15'
 REAR = 20'
 STORMWATER MANAGEMENT BUFFER REQUIRED WHICH ADJUSTS TO RESIDENTIAL ZONING.
 LANDSCAPE PLAN TO BE PREPARED PER COBB COUNTY REQUIREMENTS.

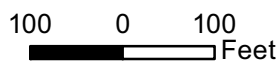
FLOODPLAIN DATA:
 ACCORDING TO THE "FIRM" FLOOD INSURANCE RATE MAP OF COBB COUNTY, GEORGIA, THE PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA.
NOTES:
 1. NO LAKES AND STREAMS LOCATED ON SITE.
 2. NO WETLANDS ARE LOCATED ON SITE.
 3. 20' LANDSCAPE SCREENING BUFFER REQUIRED WHEN ADJACENT TO RESIDENTIAL ZONING.
 4. NO UTILITIES ARE LOCATED ON SITE.
 5. NO EXISTING UTILITY easements ON SITE.
 6. NO SIGNIFICANT ARCHITECTURAL OR ARCHEOLOGICAL LANDMARKS LOCATED ON SITE.



RECEIVED
 MAR 6 2008
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

SLUP-4



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



-  City Boundary
-  Zoning Boundary

APPLICANT: 4 Seasons Self Storage, Inc.

PETITION NO.: SLUP-4

PRESENT ZONING: R-30

PETITION FOR: SLUP

PLANNING COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

Land Use Plan Recommendation: Rural Residential

The applicant is requesting a Special Land Use Permit to develop a climate controlled self service storage facility. The buildings will have brick and EFIS exteriors, with pitched roofs. There is an office building planned for the front of the property; this building will have offices on the main floor, with climate controlled storage in the basement. The main climate controlled storage building will be located in the rear of the property; this building will be one-story in height. There will be approximately 500 storage units, which will be accessed through an interior main hallway. There will be no outdoor storage. The hours of operation for the climate controlled storage facility will be from 6:00 a.m. to 11:00 p.m. seven days a week. The applicant has submitted a letter of agreeable stipulations (see Exhibit "A").

Historic Preservation: After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Water available; sewer not available in the basin.

TRAFFIC COMMENTS:

Recommend applicant coordinate with GDOT prior to development plan approval to ensure compatibility with the roadway improvement project.

Recommend one access driveway along State Route 92.

Recommend inter-parcel access with adjacent property along northern property line.

Recommend installing sidewalk, curb and gutter along the road frontage.

Recommend a deceleration lane and a left turn lane.

Recommend GDOT permits for all work that encroaches upon State right-of-way.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

APPLICANT: 4 Seasons Self Storage, Inc.

PETITION NO.: SLUP-4

PRESENT ZONING: R-30

PETITION FOR: SLUP

FIRE COMMENTS:

Fire Apparatus Access Road

All access roads shall have an all weather driving surface capable of supporting 75,000 pounds with an unobstructed width of not less than 20 feet, 25 feet inside turning radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Access road shall extend to within 150-feet of all portions of the facility or any portion of the exterior wall of the first floor.

Dead-end access roads in excess of 150-feet shall be provided with a turn-around by one of the following methods:

Commercial: Cul-d-sac without an island to have a 60 foot paved radius **or** Hammerhead turn-around – total of 110 feet needed (45 feet + 20 foot wide roadway + 45 feet).

Fire Hydrant

Commercial: Fire hydrant within 500 feet of most remote part of structure.

STAFF RECOMMENDATIONS

SLUP-4 4 SEASONS SELF STORAGE, INC.

It is Staff's opinion that the applicant's rezoning proposal will not permit a use that is suitable in view of the use and development of adjacent and nearby properties. The applicant's property has residentially zoned and used property on most sides. The north side of the property is zoned NRC for a plant nursery, which may revert to R-30 if development has not commenced by October 2008. The character of area outside of the commercial node is clearly defined by single-family houses. It is Staff's opinion that the applicant's rezoning proposal will have an adverse affect on the usability of adjacent or nearby property. The applicant's proposal is located outside of the required commercial node; approval of the request would encourage other rezoning requests not consistent with the area or Future Land Use Map. It is Staff's opinion that the applicant's rezoning proposal is not in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property to be within a Very Low Density Residential Land Use Category.

Based on the above analysis, Staff recommends DENIAL.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

ATTORNEYS AT LAW
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

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TELEPHONE

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FACSIMILE

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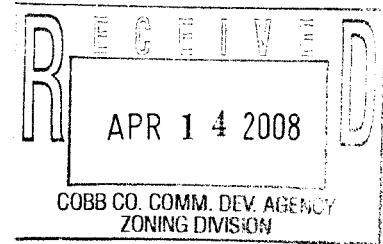
GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI*
MELISSA P. HAISTEN
JUSTIN H. MEEKS

April 14, 2008

*ALSO LICENSED TO PRACTICE
IN ALABAMA

VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Planner III
Cobb County Zoning Department
Suite 300
191 Lawrence Street
Marietta, Georgia 30060-1661



Re: Application of 4 Seasons Self Storage, Inc. to Rezone a 4.77 Acre
Tract from R-30 to O&I (No. Z-19)

Application of 4 Seasons Self Storage, Inc., Special Land Use
Permit (No. SLUP-4)

Dear John:

As you know, this firm has been engaged by and represents the applicant and property owners concerning the above-captioned Applications for Rezoning and Special Land Use Permit. The applications are scheduled to be heard and considered by the Cobb County Planning Commission on May 6, 2008 and, thereafter, are scheduled to be heard and considered for final action by the Cobb County Board of Commissioners on May 20, 2008.

Consistent with the dialogue which has been established with the County's staff and interested area residents, please allow this letter to serve as my clients' expression of agreement with the following stipulations which shall become conditions and a part of the grant of the requested rezoning and Special Land Use Permit and binding upon the subject property thereafter:

1. The stipulations and conditions set forth herein shall replace and supercede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the property which constitutes the subject matter of the above-captioned application for rezoning.

VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Planner III
Cobb County Zoning Department
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April 14, 2008

2. The architectural style and composition of the buildings shall be consistent with the renderings which are being submitted contemporaneously herewith, with exterior materials consisting of brick and E.I.F.S.
3. The rezoning of the subject property to the Office & Institutional (O&I) classification shall be use specific for professional offices and a climate controlled self service storage facility.
4. The professional offices will operate from 8:00 a.m. until 6:00 p.m., Monday through Friday. The hours of operation for the climate controlled self service storage facility shall be from 6:00 a.m. until 11:00 p.m., seven days a week.
5. There shall be no outdoor storage of such items as boats, construction equipment, rental trucks, recreational vehicles or similar items. To ensure compliance, the foregoing provision shall be contained within the lease for prospective customers and the applicant agrees to enforce these provisions against any customers who violate said lease provisions.
6. The utilization of low-intensity, environmental type lighting which shall be subject to review and approval by staff. All exterior lighting shall be shielded and direct illumination shall be confined within the perimeter of the subject property.
7. The submission of a landscape plan during the Plan Review process subject to the Arborist's review and approval. Additionally, all mechanical equipment and dumpsters shall be screened from view of the adjoining properties and public rights-of-way in accordance with the architectural style and composition as aforementioned.
8. Subject to recommendations from the Stormwater Management Division with respect to detention, hydrology, and down stream considerations, including the ultimate location and configuration of on site detention and/or water quality ponds.

Additionally, an agreement to employ a heightened sense of sensitivity with respect to stormwater management and down stream issues in view of the subject property's proximity to Lake Allatoona.

VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Planner III
Cobb County Zoning Department
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9. Subject to the following recommendations from the Cobb County Department of Transportation with respect to traffic/transportational issues:
 - a. Limiting the project to one (1) point of ingress/egress, either 24' or 36' in width.
 - b. Compliance with GDOT recommendations with respect to any encroachments onto Highway 92.
 - c. The construction of a 150' deceleration lane with a 50' taper at the sole point of ingress/egress.
 - d. The payment of a fee in lieu of the sum necessary to construct sidewalk, curb and gutter along the subject property's frontage.
10. Subject to recommendations from the Cobb County Water System with respect to the accessibility and availability of sewer and water and issues attendant thereto.¹
11. Compliance with the Cobb County Sign Ordinance and the construction of ground-based, monument style signage themed to the architectural style and composition as aforementioned.
12. Compliance with all adopted provisions and regulations applicable to Climate Controlled Self Service Storage Facilities except as may be varied from time to time by the Cobb County Board of Commissioners.
13. If the subject property is determined to be undevelopable for the purposes sought by the applicant or, if for any reason, the closing on the subject property does not take place within six (6) months from the date of a successful rezoning of same, then, and in such an event(s), the zoning classification of the subject property shall revert to the original classification of R-30 without further action being necessary on the part of Cobb County or the owner of the subject property.
14. The District Commissioner shall retain the latitude to approve minor modifications to these stipulations/conditions, the site plan and/or the architectural style and composition of the buildings during the Plan Review process.

¹ Piedmont Geotechnical Consultants, Inc., has determined that the soils on the subject property are suitable for a conventional absorption field with proper design, installation and maintenance.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY

Mr. John P. Pederson, AICP, Planner III
Cobb County Zoning Department
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The subject property has direct contiguity to property zoned in the Neighborhood Retail Commercial (NRC) classification and is adjacent to an existing Neighborhood Activity Center and across Highway 92 from an existing Community Activity Center as shown on Cobb County's Future Land Use Map. In that regard, both the Application for Rezoning and the Application for Special Land Use Permit are properly positioned for approval as an appropriate transitional use for the subject property.

Please do not hesitate to call should you or the staff require any further information or documentation prior to the formulation of your recommendation to the Planning Commission and Board of Commissioners.

Very truly yours,

SAMS, LARKIN & HUFF, LLP



Garvis L. Sams, Jr.
gsams@samslarkinhuff.com

GLSjr/jbmc
Enclosure

cc: Members, Cobb County Board of Commissioners – w/enclosure – VIA Hand Delivery
Members, Cobb County Planning Commission – VIA E-Mail and First Class Mail –
w/enclosure
Mr. Robert L. Hosack, Jr., AICP, Director – VIA Hand Delivery – w/enclosure
Mr. John M. Morey, Director – VIA E-Mail and First Class Mail – w/enclosure
Mr. David Breden – VIA E-Mail and First Class Mail – w/enclosure
Ms. Karen King, Deputy County Clerk – VIA Hand Delivery – w/enclosure
Ms. Lori Presnell, Deputy County Clerk – VIA Hand Delivery – w/enclosure
Ms. Teresa Stendahl – VIA E-Mail – w/enclosure
Mr. Larry Toney, 4 Seasons Self Storage, Inc. – VIA E-Mail – w/enclosure
Mr. Bert Brown – VIA E-Mail – w/enclosure

DATE

NO.	REVISIONS	DATE

Preliminary Elevations
 PROJECT: Four Seasons Self Storage
 Highway 92 and Cobb Parkway
 Acworth, Georgia
 CLIENT: Hines/Stein Holdings

ARCHITECT:
 Mark R. Bruno
 EGAD Architectural Group
 3950 Cobb Parkway, Suite 604
 Acworth, Georgia 30101

EGAD
 3950 COBB PARKWAY, SUITE 604
 ACWORTH, GEORGIA 30101
 PHONE: 770-972-7733
 FAX: 770-972-7734
 WWW.EGADARCHITECT.COM

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② Elevation
 3/22" = 1'-0"