

Z-37 (2008)

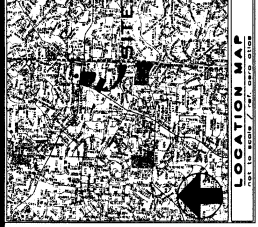
JOHNSON FERRY ROAD

LAND LOTS 469 & 470, 1614 DISTRICT



Scale: 1" = 20'
 Date: 10/8/08
 Project: Z-37 (2008)
 Sheet No. 01

NO.	DATE	DESCRIPTION	BY
1	10/8/08	CONING REV #1	ABC



SITE ADDRESS:
 3148 JOHNSON FERRY ROAD,
 CITY OF MARIETTA, GEORGIA

SITE AREA:
 10,000 SQ. FT.

PROPOSED SITE ZONING: O&I

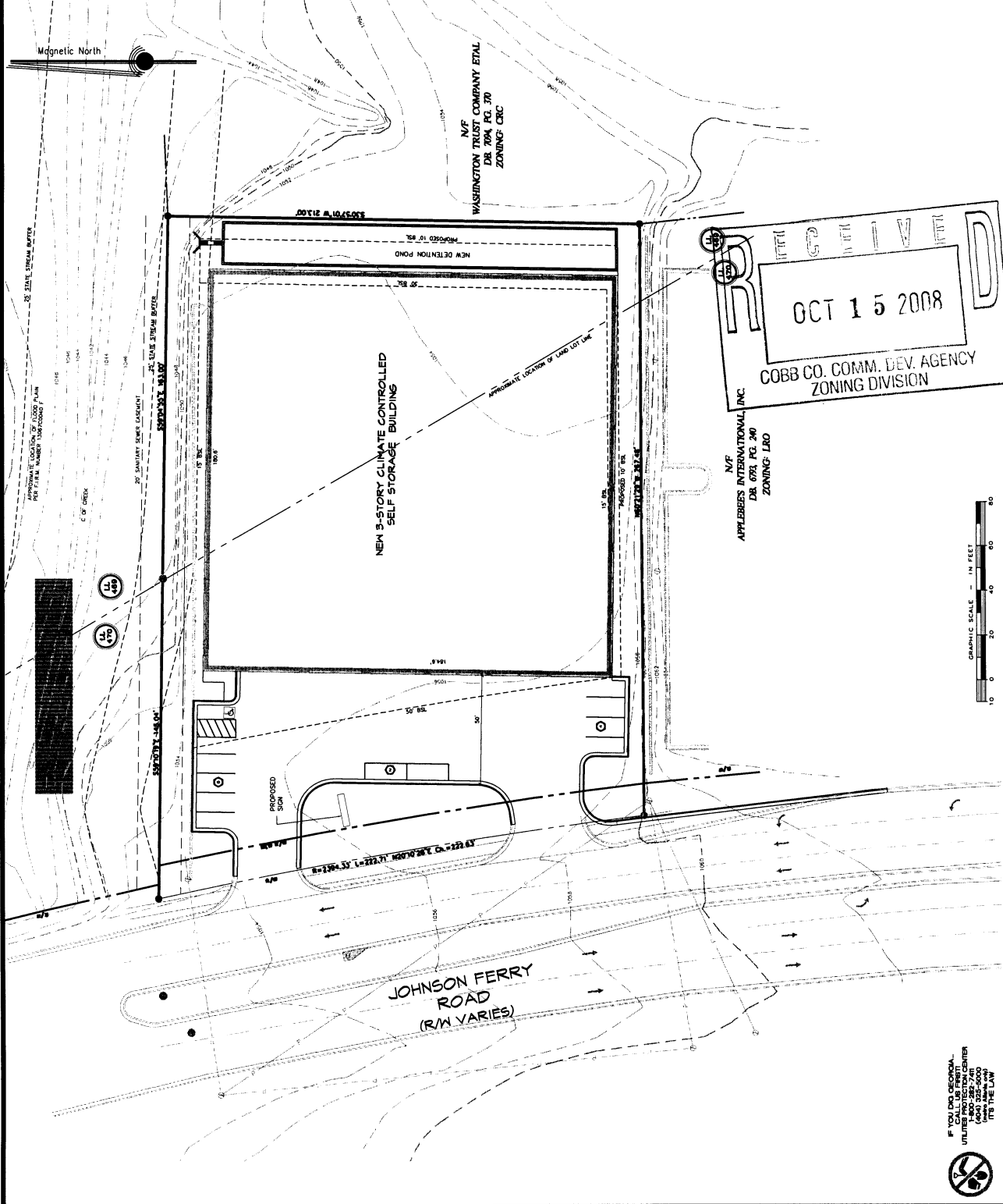
PROPOSED BUILDING SETBACK LINES:
 FRONT YARD: 10 FEET - (TO BE REPEATED TO 10 FEET ON SOUTHERLY PROPERTY LINE)
 SIDE YARD: 10 FEET - (TO BE REPEATED TO 10 FEET)

PROPOSED BUILDING SUMMARY:
 300 YARD - 30 FEET - (TO BE REPEATED TO 30 FEET ON SOUTHERLY PROPERTY LINE)
 300 YARD - 10 FEET - (TO BE REPEATED TO 10 FEET)
 300 YARD - 10 FEET - (TO BE REPEATED TO 10 FEET)
 300 YARD - 10 FEET - (TO BE REPEATED TO 10 FEET)
 300 YARD - 10 FEET - (TO BE REPEATED TO 10 FEET)

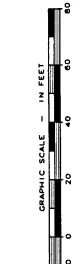
PARKING SUMMARY:
 TOTAL PARKING SPACES: 34
 ONE SPACE PER 25 UNITS

LIST OF REQUIREMENTS THAT DO NOT APPLY:
 (PER SITE REQUIREMENTS SPECIAL NOTS)
 1. HEIGHT
 2. DISTANCE
 3. WEIGHT
 4. ARCHITECTURAL OR ARCHIOLOGICAL LANGUAGES

Note: For a site visit, email correspondents to the Planning Department, City of Marietta, Georgia, 3148 Johnson Ferry Road, Marietta, Georgia 30066. The City of Marietta is not responsible for the accuracy of the information provided in this document. The City of Marietta is not responsible for the accuracy of the information provided in this document. The City of Marietta is not responsible for the accuracy of the information provided in this document.



RECEIVED
 OCT 15 2008
 COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION



IF YOU DO DESIGN,
 CALL US FIRST!
 UNITED STATES CENTER
 (404) 322-5000
 (770) 322-5000
 (770) 322-5000



APPLICANT: Cooke Enterprises, Inc.
678-797-9797

REPRESENTATIVE: Sams, Larkin & Huff, LLP
Garvis L. Sams, Jr. 770-422-7016

TITLEHOLDER: Mack & Abe, Inc.

PROPERTY LOCATION: Located on the east side of Johnson Ferry Road, south of Shallowford Road.

ACCESS TO PROPERTY: Johnson Ferry Road

PHYSICAL CHARACTERISTICS TO SITE: Closed Chevron gas station

PETITION NO: Z-37

HEARING DATE (PC): 08-05-08

HEARING DATE (BOC): 08-19-08

PRESENT ZONING: GC

PROPOSED ZONING: OI

PROPOSED USE: Climate Controlled Self-Service Storage Facility

SIZE OF TRACT: 1.421 acres

DISTRICT: 16

LAND LOT(S): 469, 470

PARCEL(S): 35

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** PSC/ Shallowford Falls shopping center
- SOUTH:** LRO/ Community Bank of the South
- EAST:** CRC/ Super Walmart
- WEST:** R-20/ single-family house being used as a church

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

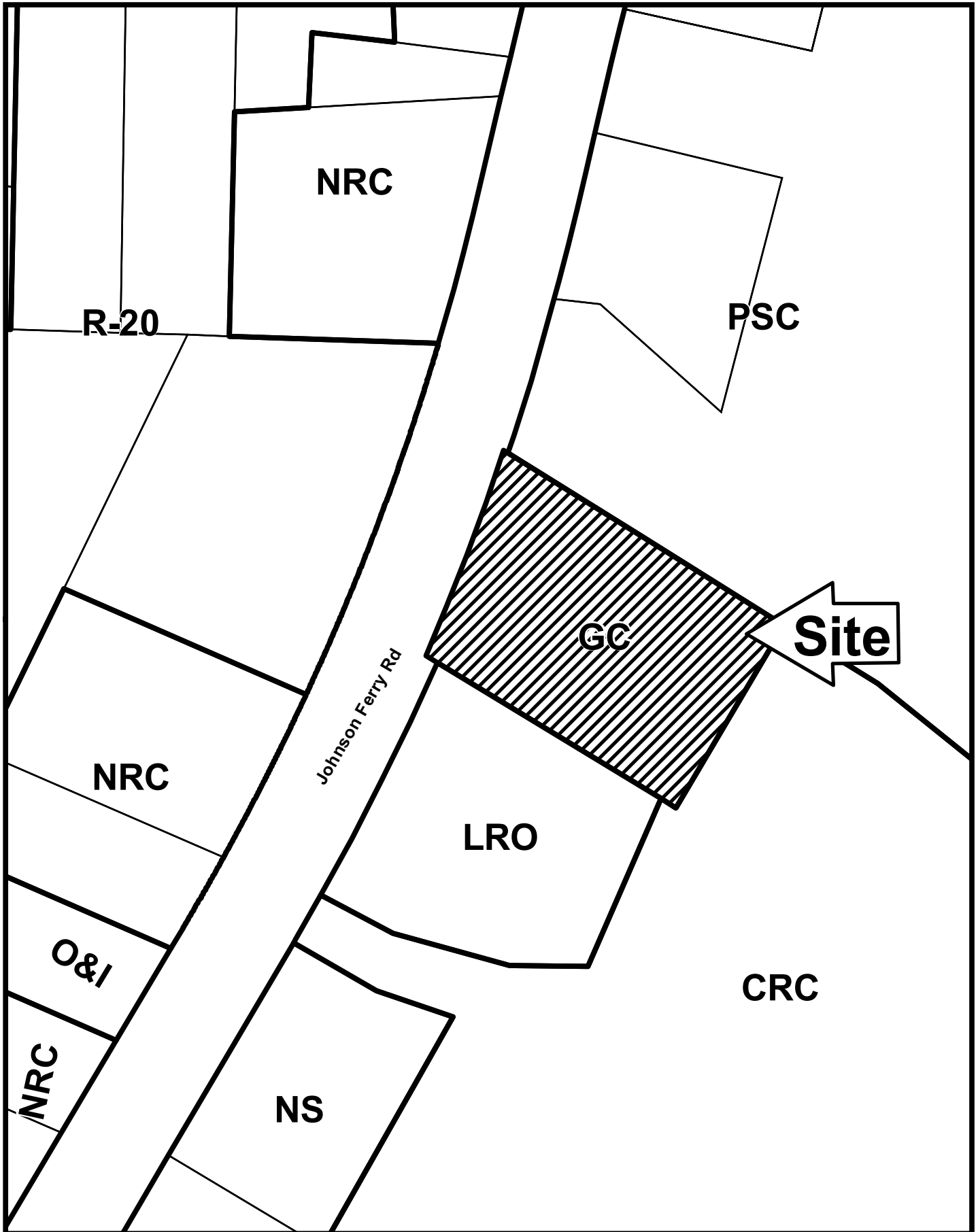
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

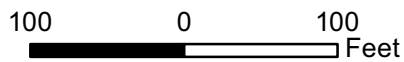
STIPULATIONS:





Z-37



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



 City Boundary
 Zoning Boundary

APPLICANT: Cooke Enterprises, Inc.

PETITION NO.: Z-37

PRESENT ZONING: GC

PETITION FOR: OI

PLANNING COMMENTS:

Staff Member Responsible: John P. Pederson, AICP

Land Use Plan Recommendation: Neighborhood Activity Center

Proposed Number of Buildings: 1 **Total Square Footage of Development:** 100,000

F.A.R.: 1.61 **Square Footage/Acre:** 70,373

Parking Spaces Required: 7 **Parking Spaces Provided:** 12

The applicant is requesting the O&I zoning district to redevelop the property with a climate controlled self-service storage facility. The proposed building would have an exterior of all brick, with EFIS accents. The building would contain three stories, and would have 550 storage units. There will be a ground based monument sign which will not have an electronic reader board. The hours of operation will be 8:00 a.m. to 6:00 p.m. Monday through Saturday, and 1:00 p.m. to 6:00 p.m. on Sundays. The applicant has submitted a Zoning Impact Analysis, which is attached as Exhibit "A". The applicant has submitted three letters of agreeable stipulations which are attached as Exhibit "B". The applicant is showing contemporaneous variances which are:

1. Reduce the side setback from 15-feet to 10-feet along the south property line;
2. Reduce the rear setback from 30-feet to 10-feet;
3. Increase the maximum allowable Floor Area Ratio from 1.00 to 1.61.

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.

APPLICANT: Cooke Enterprises, Inc.

PETITION NO.: Z-37

PRESENT ZONING: GC

PETITION FOR: OI

FIRE DEPARTMENT 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-de-sac without an island to have a 60 foot paved radius **or** Hammerhead turnaround – 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.

All Fuel tanks must be submitted to Cobb County Fire Marshal’s Offices for approval.
Call 770-528-8328.

Gates securing fire apparatus access shall be a minimum 14 feet in clear width for a single lane and 20 feet for a double lane. Gate shall be swing or sliding type. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the Cobb County Fire Marshal’s Office.

APPLICANT Cooke Enterprises, Inc

PETITION NO. Z-037

PRESENT ZONING GC

PETITION FOR OI

NOTE: Comments reflect only what facilities appeared of record at the time of this review. Field verification required by developer.

WATER COMMENTS:

Available at Development? Yes No

Fire Flow Test Required? Yes No

Size / Location of Existing Water Main(s) 12" DI / E side Johnson Fy Rd

Additional Comments:

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS:

In Drainage Basin? Yes No

At Development? Yes No

Approximate Distance to Nearest Sewer: Along N property line

Estimated Waste Generation (in G.P.D.): **A D F** 400 **Peak** 1000

Treatment Plant: Big Creek

Plant Capacity Available? Yes No

Line Capacity Available? Yes No

Projected Plant Availability: 0 - 5 year 5 - 10 years over 10 years

Dry Sewers Required? Yes No

Off-site Easements Required? Yes* No

Flow Test Required? Yes No

Septic Tank Recommended by this Department? Yes No

Subject to Health Department Approval? Yes No

* If off-site easements are required, Developer must submit easements to CCWS for review / approval as to form and stipulations prior to the execution of easement(s) by the property owner(s). All easement acquisitions are the responsibility of the Developer.

Additional Comments:

Notes FYI:

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or off site easements, dedication of on and/or off site water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: **Cooke Enterprises, Inc.**

PETITION NO.: Z-37

PRESENT ZONING: GC

PETITION FOR: OI

DRAINAGE COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: **Harmony Grove Creek** FLOOD HAZARD INFO: Zone AE

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (**upstream**) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location: _____

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: YES NO POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - **County Review**/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: **50'**, 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITION

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream _____.
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream **receiving stream system**.

APPLICANT: Cooke Enterprises, Inc.

PETITION NO.: Z-37

PRESENT ZONING: GC

PETITION FOR: OI

DRAINAGE COMMENTS CONTINUED

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown - **must be addressed at Plan Review**
- Copy of survey is not current - Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. The proposed site is an existing gas station that was constructed adjacent to Harmony Grove Creek prior to current stream buffer ordinances. Per direction by Frank Gipson, Cobb County Erosion Control & Stream Buffer Coordinator, the proposed redevelopment must not encroach any further into the stream buffer than the existing gas station pad.
2. The existing site does not have any stormwater management controls. The proposed project will be required to meet the full current water quality and quantity stormwater management requirements for new development.
3. This site is located just downstream of Maddux Lake Dam. Maddux Lake is located just upstream from Johnson Ferry Road. The dam is a Category II dam (# 033-054-01847) and is currently undergoing rehabilitation by the owner. A dam breach analysis should be obtained to verify the revised breach zone and any design considerations that must be accounted for in the proposed site design.

APPLICANT: Cooke Enterprises, Inc.

PETITION NO.: Z-37

PRESENT ZONING: GC

PETITION FOR: OI

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Johnson Ferry Rd	35700	Arterial	45 mph	Cobb County	100'

Based on 2006 traffic counting data taken by Cobb County DOT.

COMMENTS AND OBSERVATIONS

Johnson Ferry Road is classified as an Arterial and according to the available information, the existing right-of-way does not meet the minimum requirements for this classification.

Close the southern driveway.

As necessitated by this development for egress from Johnson Ferry Road, a deceleration lane will be required.

Install sidewalk, curb and gutter along the road frontage.

RECOMMENDATIONS

Recommend applicant consider entering into a development agreement pursuant of O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the east side of Johnson Ferry Road, a minimum of 55' from the roadway centerline.

Recommend one curb cut to Johnson Ferry Road.

Recommend a deceleration lane.

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

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

STAFF RECOMMENDATIONS

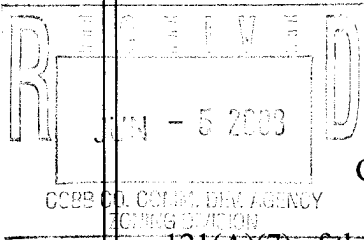
Z-37 COOKE ENTERPRISES, INC.

- A. It is Staff's opinion that the applicant's rezoning proposal may permit a use that is suitable in view of the use and development of adjacent and nearby properties. The applicant's proposal is aesthetically pleasing, and would look like an office building. However, there are not any three story buildings along this portion of Johnson Ferry Road, and Staff is concerned with the variances being requested (see Planning Comments).
- B. It is Staff's opinion that the applicant's rezoning proposal may have an adverse affect on the usability of adjacent or nearby property. Staff is concerned with the intensity of the applicant's proposal. Basic zoning criteria such as F.A.R. and setbacks cannot be met, which indicates this property may be too small to support this proposal. Staff is concerned that the size building would be out of character with this lower intensity commercial activity center. The Super Walmart has a store size of 139,619 square-feet, with a F.A.R. of 0.18, which is much lower than any other Super Walmart in the County. The applicant's level of F.A.R. may set a precedent for other properties in the area, or even encourage other properties to come back for larger buildings.
- C. It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. 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 Neighborhood Activity Center. The O&I zoning district is intended to be within a Community or Regional Activity Center.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for denying the applicant's rezoning proposal. The applicant's proposal does not zoning criteria for the OI zoning district, as referenced in the Planning Comments. The intensity of the proposal with all the variances is too much to be supported by Staff. The applicant's proposal is not in accordance with the *Cobb County Comprehensive Plan*. The applicant's proposal would set a precedent that would encourage larger buildings in this commercial node.

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.

**ZONING IMPACT STATEMENT FOR THE REZONING APPLICATION
OF COOKE ENTERPRISES, INC.**



COMES NOW, COOKE ENTERPRISES, INC., and, pursuant to §134-

121(A)(7) of the Cobb County Zoning Ordinance, files this Zoning Impact Statement, as follows:

- A. The zoning proposal will permit a use of the property which is suitable in the context of development and existing zonings along this section of the Johnson Ferry Road Corridor.

- B. The zoning proposal will have no adverse effect or impact upon the existing uses or usability of adjacent or nearby properties, the totality of which are commercial developments.

- C. The subject property to be affected by the zoning proposal has no reasonable economic use as currently zoned in that the fair market value of same falls below the range of values of similarly zoned and situated properties with equivalent utility. Additionally, the present owners of the subject property are suffering a significant economic detriment by virtue of the continuation of the present zoning classification of GC.

- D. The zoning proposal will have no adverse impact upon the existing County infrastructure including, but not limited to, existing streets, transportation facilities, utilities or schools.
- E. The zoning proposal is consistent with those uses and purposes contemplated under Cobb County's Comprehensive Land Use Plan and Future Land Use Map with the subject property lying and being in a Neighborhood Activity Center (NAC).
- F. There is no substantial relationship between the existing zoning classification of GC which limits the property in terms of its present utilization and the public health, safety and general welfare. Additionally, considered in the context of development along this section of the Johnson Ferry Road Corridor, there are no established land use planning principles or political considerations which would vitiate the zoning proposal.

Respectfully submitted, this the 5th day of June, 2008.

SAMS, LARKIN & HUFF, LLP

By: 

GARVIS L. SAMS, JR.

Attorney for Applicant

Ga. Bar No. 623950

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

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

770-422-7016
TELEPHONE

770-426-6583
FACSIMILE

SAMSLARKINHUFF.COM

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

July 1, 2008

*ALSO LICENSED TO PRACTICE
IN ALABAMA

**VIA HAND DELIVERY and
E-MAIL**

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



Re: Application of Cooke Enterprises, Inc. to Rezone a 1.421 Acre
Tract from GC to O&I (No. Z-37)

Application of Cooke Enterprises, Inc. for Special Land Use
Permit (No. SLUP-18)

Dear John:

As you know, this firm has been engaged by and represents Cooke Enterprises, Inc. concerning the above-captioned Applications for Rezoning and Special Land Use Permit. The Application for Rezoning is scheduled to be heard and considered by the Cobb County Planning Commission on August 5, 2008 and, thereafter, is scheduled to be heard and considered by the Cobb County Board of Commissioners for final action on August 19, 2008. The Application for the Special Land Use Permit will be heard on the following zoning cycle by the Planning Commission on September 3, 2008 and by the Board of Commissioners on September 16, 2008.

Consistent with the dialogue which we have established with the County's staff, this letter will serve as my client's 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 applications.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

**VIA HAND DELIVERY and
E-MAIL**

Mr. John P. Pederson, AICP, Planner III
Cobb County Zoning Department
Page 2
July 1, 2008

2. The architectural style and composition of the building shall be consistent with the photograph which is being submitted herewith with the building including exterior materials consisting of brick and E.I.F.S. on all four (4) sides.¹
3. The rezoning of the subject property to the Office & Institutional (O&I) classification shall be use specific for a climate controlled self service storage facility. Additionally, an agreement to exclude all other uses permitted under the O&I District except for those permitted uses related to the moving and storage business.²
4. The hours of operation shall be from 9:00 a.m. until 6:00 p.m. Monday through Saturday and from 1:00 p.m. until 6:00 p.m. on Sundays.
5. 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.
6. 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.
7. Subject to recommendations from the Stormwater Management Division with respect to detention, hydrology, and down stream considerations, including the ultimate location and configuration of detention and/or water quality.³

¹ The photograph depicts one of the Climate Controlled Self Service Storage Facility which Cooke Enterprises, Inc. has built on Dallas Highway in west Cobb County.

² The subject property is located in an area under the Cobb County Future Land Use Map which is denominated as a Neighborhood Activity Center ("NAC") and is presently zoned General Commercial (GC) and is the site of a former Chevron station.

³ The existing gas station, parking lot and car wash are located within the 50' undisturbed stream buffer and the 75' impervious setback. With the wall of the former gas station being approximately 41' from the point of wrested vegetation associated with the stream, no stream bank buffer variance will be required for the proposed storage facility as long as there are no further encroachments into the stream bank buffer.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY and
E-MAIL

Mr. John P. Pederson, AICP, Planner III
Cobb County Zoning Department
Page 3
July 1, 2008

8. In view of the fact that effective Cobb County maps show that the subject property is located within floodplain areas, during the Plan Review process, a FEMA map amendment (LOMA-F) will be required. Additionally, the building will be positioned at least one (1) foot above the future conditions of the 100 year floodplain.
9. Subject to recommendations from the Cobb County Department of Transportation and the Georgia Department of Transportation with respect to traffic safety issues.
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.
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. Subject to recommendations from the Cobb County Fire Department as contained within the Zoning Analysis.
13. 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.
14. 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 its original classification of GC without further action being necessary on the part of Cobb County or the owner of the subject property.
15. The District Commissioner shall have the authority to make minor modifications to the site plan, the architectural renderings/elevations and these stipulations/conditions during the Plan Review Process.

The subject property is located within a Neighborhood Activity Center ("NAC") as shown on Cobb County's Future Land Use Map and is positioned within an area along the Johnson Ferry Road Corridor which is appropriate for utilization as proposed. In that regard,

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY and
E-MAIL

Mr. John P. Pederson, AICP, Planner III
Cobb County Zoning Department
Page 4
July 1, 2008

both the Application for Rezoning (down zoning) and the Application for a Special Land Use Permit are properly positioned for redevelopment approval.

Please do not hesitate to call should you or the staff require any further information or documentation prior to the formulation of your recommendations to the Planning Commission and Board of Commissioners. With regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP



Garvis L. Sams, Jr.

gsams@samslarkinhuff.com

GLSjr/jbmc

Enclosures

cc: Members, Cobb County Board of Commissioners – VIA Hand Delivery – w/enclosure
Members, Cobb County Planning Commission – VIA E-Mail and First Class Mail –
w/enclosure
Mr. Robert L. Hosack, Jr., AICP, Director – VIA E-Mail – w/attachment
Mr. Mark A. Danneman, Manager – VIA Hand Delivery – w/enclosure
Mr. John M. Morey, P.E. – VIA E-Mail – w/attachment
Mr. David W. Breaden, P.E. – VIA E-Mail – w/attachment
Ms. Karen King, Deputy County Clerk – VIA Hand Delivery – w/enclosure
Ms. Lori Presnell, Deputy County Clerk – VIA Hand Delivery – w/enclosure
Mr. David Hong, East Cobb Civic Association – VIA E-Mail and First Class Mail
– w/enclosure
Mr. Mitchell Cooke – VIA E-Mail – w/attachment
Mr. Steve Ponsell – VIA E-Mail – w/attachment



SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

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

770-422-7016
TELEPHONE
770-426-6583
FACSIMILE

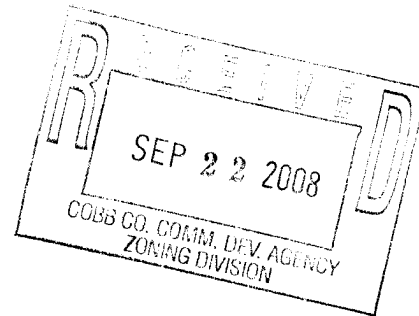
MELISSA P. HAISTEN
JUSTIN H. MEEKS

SAMSLARKINHUFF.COM

September 22, 2008

VIA HAND DELIVERY
and E-MAIL

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



Re: Application of Cooke Enterprises, Inc. to Rezone a 1.421 Acre
Tract from GC to O&I (No. Z-37)

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Dear John:

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Previously, we submitted a letter of agreeable stipulations/conditions, dated July 1, 2008. Consistent with the dialogue which we have established with the County's staff and representatives of East Cobb Civic Association ("ECCA"), this letter will supplement that stipulation letter. In accordance with our representations, enclosed please find a revised rendering/elevation depicting the architectural style and composition of the building which includes exterior materials consisting brick and E.F.I.S. on all four (4) sides. Additionally, even though the building to be constructed will be three (3) stories in height with a 36,508 square foot footprint, it presents itself and appears as if it is a two (2) story building.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

VIA HAND DELIVERY
and E-MAIL

Mr. John P. Pederson, AICP, Planner III
Cobb County Zoning Department
Page 2
September 22, 2008

In addition to the foregoing, enclosed is an aerial photograph depicting the subject property and surrounding properties and their respective spot elevations. As you can see, the building which will be constructed on the subject property is in scale with or lower than the spot elevations of adjacent properties.

In the July 1, 2008 letter, we stipulated to the submission of a landscape plan during the Plan Review process and that all mechanical equipment and dumpsters will be screened from view of adjoining properties and public rights-of-way. As a result of our discussions with representatives of ECCA, enclosed please find a landscape plan prepared by Travis Pruitt & Associates. In addition to the landscape plan, while mechanical equipment will still be screened from view and located on the back and the side of the building, the dumpsters will be located inside the building and will not be visible from adjacent properties and public rights-of-way.

Lastly, enclosed is a rendering/elevation depicting the ground-based, monument style signage which will be themed to the architectural style and composition of the building. As a result of our discussions with ECCA representatives, Cooke Enterprises, Inc. will agree that there will be no LED or electronic signage utilized in connection with the climate controlled self service storage facility.

Please do not hesitate to call should you or the staff require any further information or documentation prior to the applications' next appearances before the Planning Commission and Board of Commissioners. With regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP



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

GLSjr/jbmc
Enclosures

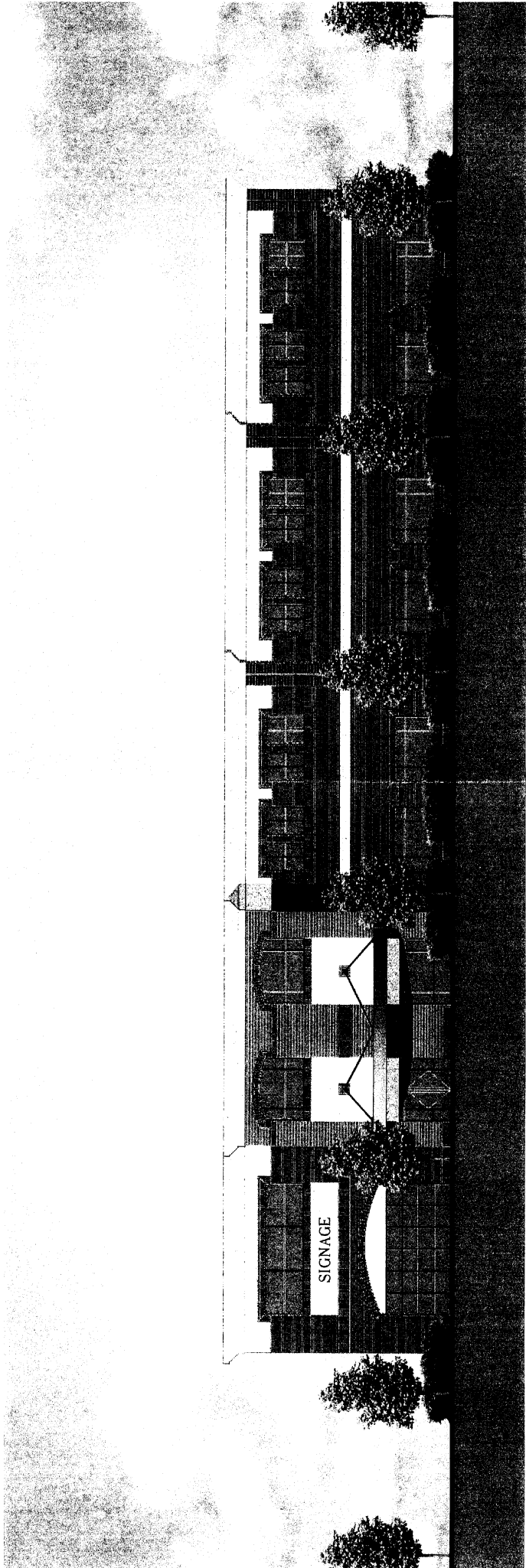
cc: Shown on next page.

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

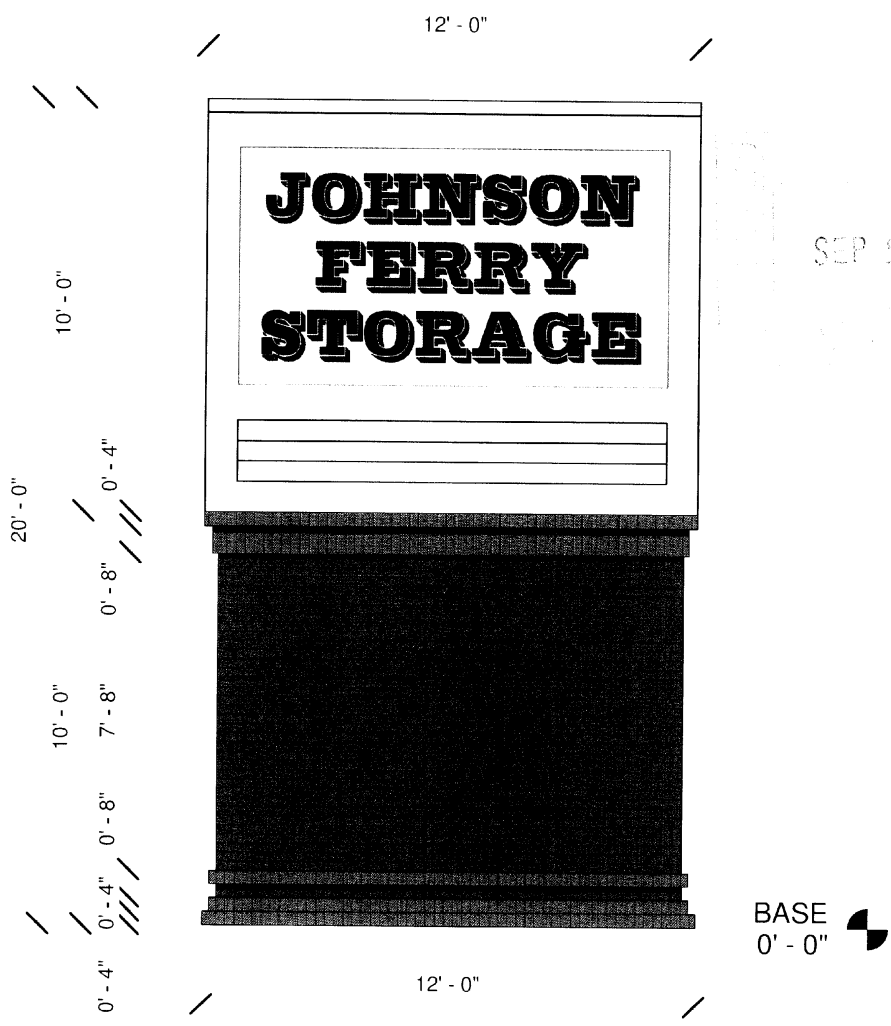
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Mr. John P. Pederson, AICP, Planner III
Cobb County Zoning Department
Page 3
September 22, 2008

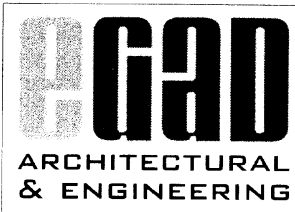
cc: Members, Cobb County Planning Commission – VIA E-Mail and First Class Mail –
w/enclosures
Mr. Robert L. Hosack, Jr., AICP, Director – VIA E-Mail – w/attachments
Mr. Mark A. Danneman, Manager – VIA Hand Delivery – w/enclosures
Mr. John M. Morey, P.E. – w/attachments
Ms. Jane Stricklin – VIA E-Mail – w/attachments
Mr. David W. Breaden, P.E. – VIA E-Mail – w/attachments
Ms. Karen King, Deputy County Clerk – VIA Hand Delivery – w/enclosures
Ms. Lori Presnell, Deputy County Clerk – VIA Hand Delivery – w/enclosures
Mr. David Hong, East Cobb Civic Association – VIA E-Mail and First Class Mail
– w/enclosures
Mr. Mitchell Cooke – VIA E-Mail – w/attachments
Mr. Steve Ponsell – VIA E-Mail – w/attachments



RECEIVED
SEP 22 2008
COBB CO. COMM. DEV. AUTHORITY
ZONING DIVISION



1 Sign Elevation
 1/4" = 1'-0"



Johnson Ferry Self
 Storage
 Proposed Sign

SIGN ELEVATION

Project number	2008-230	SE-01
Date	9/19/2008	
Drawn by	WEB	
Checked by	PM	

Scale 1/4" = 1'-0"

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF
JAMES A. BALLI

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

770-422-7016
TELEPHONE
770-426-6583
FACSIMILE

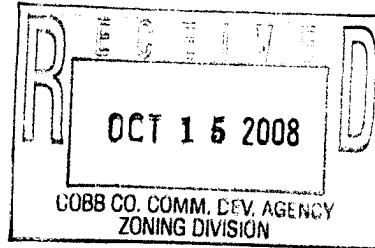
MELISSA P. HAISTEN
JUSTIN H. MEEKS

October 15, 2008

SAMSLARKINHUFF.COM

VIA HAND DELIVERY

Mr. Mark A. Danneman, Manager
Cobb County Zoning Department
191 Lawrence Street
Suite 300
Marietta, Georgia 30060-1661



Re: Application of Cooke Enterprises, Inc. to Rezone a 1.421 Acre
Tract from GC to O&I (No. Z-37)

Application of Cooke Enterprises, Inc. for Special Land Use
Permit (No. SLUP-18)

Dear Mark:

As you know, I represent Cooke Enterprises, Inc. concerning the above-captioned Applications for Rezoning and Special Land Use Permit. The Application for Rezoning is scheduled to be heard and considered next week by the Cobb County Board of Commissioners on October 21, 2008.

Previously, we submitted a letter of agreeable stipulations/conditions, dated July 1, 2008. Subsequently, we submitted a supplemental letter, dated September 22, 2008, revising the architectural style and composition of the building, submitting a landscape plan and submitting a rendering/elevation depicting the ground-based, monument style sign which will not have LED or electronic components.

With respect to the foregoing, enclosed please find the requisite number of copies of the revised site plan which reduces the square footage of the Climate Controlled Self Service Storage Facility to a total of 100,000 square feet (a 33,333 square foot foot-print) which also reduces the Floor Area Ratio ("FAR").

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP

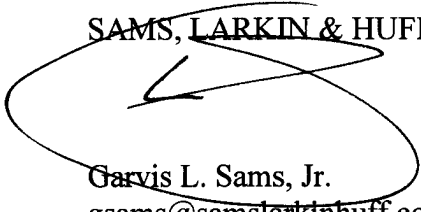
VIA HAND DELIVERY

Mr. Mark A. Danneman, Manager
Cobb County Zoning Department
Page 2
October 15, 2008

Please do not hesitate to call should you or the staff require any further information or documentation prior to this application being heard and considered by the Board of Commissioners next week. With regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP



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

GLSjr/dsj
Enclosures

cc: Members, Cobb County Board of Commissioners – VIA Hand Delivery – w/enclosure
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