

Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2045)


BOC Hearing Date Requested: 03/20/12

Applicant: Stor-All Systems, Inc. Phone #: (954) 421-7888
(applicant's name printed)

Address: 1375 West Hillsboro Blvd., Deerfield Beach, FL 33442 E-Mail: larrya@stor-all.com
SAMS, LARKIN & HUFF, LLP 376 Powder Springs Street, Suite 100

Garvis L. Sams, Jr. Address: Marietta, GA 30064

(representative's name, printed)

 Phone #: (770) 422-7016 E-Mail: gsams@samslarkinbuff.com
(representative's signature)

Signed, sealed and delivered in presence of:

Rebecca R. Lavergne My commission expires: _____
Notary Public



Titleholder(s) DUNWOODY SELF STORAGE II, LLC Phone #: (404) 272-2518
(property owner's name, printed)

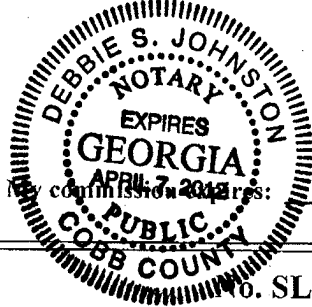
By: Tom Linder

Address 1105 Mount Vernon Highway, Sandy Springs, GA 30328 E-Mail: tommlinder@yahoo.com

Thomas M. Linder
(Property owner's signature)

Signed, sealed and delivered in presence of:

Debbie S. Johnston My commission expires: _____
Notary Public



Commission District: 2 (Ott) Zoning Case: 6. SLUP-5 (2005)
OBA Item # 1 (April 21, 2009)
OBA Item # 2 (July 19, 2011)

Date of Zoning Decision: March 15, 2005 Original Date of Hearing: March 15, 2005
April 21, 2009 April 21, 2009
July 19, 2011 July 19, 2-11

Location: Northwest quadrant of the intersection of Paces Ferry Road and Cumberland Parkway

Land Lot(s): 842 District(s): 17

State specifically the need or reason(s) for Other Business: To rescind the Board of Commissioners' approval of Other Business Item # 2 (July 19, 2011) in order to reinstate the settlement of litigation approved by the Board of Commissioners on April 21, 2009.

(List or attach additional information if needed)

Application for Special Land Use Permit

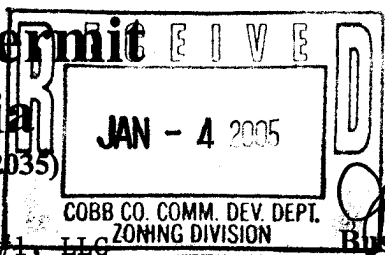
Cobb County, Georgia

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

Application No. SLUP-5

PC Hearing Date: 3/01/05

BOC Hearing Date: 3/15/05



Applicant Annox Self Storage #1, LLC Business Phone 404/272-2518
(applicant's name printed)

Address 605 Townsend Place, N.W. Atlanta, GA 30308 Home Phone _____

SAMS, LARKIN & HUFF, LLP Address 376 Powder Springs Street, Suite 100
Garvis L. Sams, Jr. Marietta, GA 30064

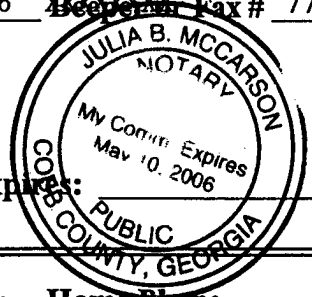
(representative's name, printed)

[Signature] Business Phone 770/422-7016 ~~Home Phone~~ Fax # 770/426-6583
(representative's signature)

Signed, sealed and delivered in presence of:

Julia B. McCarson
Notary Public

My commission expires: _____



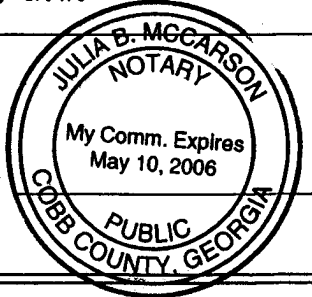
Titleholder Annox Self Storage #1, LLC Business Phone 404/272-2518 Home Phone _____
(titleholder's name, printed)

Signature By: Tom [Signature] Address 605 Townsend Place, N.W. Atlanta, GA
(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

Julia B. McCarson
Notary Public

My commission expires: _____



Present Zoning GC Size of Tract .979 Acre(s)

For the Purpose of Climate Controlled Self Service Storage Facility

Location Northwest intersection of Cumberland Parkway and Paces Ferry Road
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 842 District(s) 17th

We have investigated the site as to the existence of archeological and/or architectural landmarks. I hereby certify that there ~~are~~ are no such assets. If any exist, provide documentation with this application.

By: [Signature]
(applicant's signature)
Garvis L. Sams, Jr., Attorney for Applicant

We have investigated the site as to the existence of any cemetery located on the above property. I hereby certify that there ~~is~~ is not such a cemetery. If any exist, provide documentation with this application.

By: [Signature]
(applicant's signature)
Garvis L. Sams, Jr., Attorney for Applicant

PAGE 2 OF _____

APPLICATION NO. SLUP-5

ORIGINAL DATE OF APPLICATION: 03-15-05

APPLICANTS NAME: ANNOX SELF STORAGE #1, LLC

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

BOC DECISION OF 03-15-05 ZONING HEARING:

ANNOX SELF STORAGE #1, LLC for a Special Land Use Permit for the purpose of a Climate Controlled Self Service Storage Facility in Land Lot 842 of the 17th District. Located at the northwest intersection of Paces Ferry Road and Cumberland Parkway. (Continued by the Planning Commission from their March 1, 2005 hearing; therefore was not considered at this hearing)

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APPLICATION NO. SLUP-5

ORIGINAL DATE OF APPLICATION: 03-15-05

APPLICANTS NAME: ANNOX SELF STORAGE #1, LLC

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

BOC DECISION OF 04-19-05 ZONING HEARING:

ANNOX SELF STORAGE #1, LLC for a Special Land Use Permit for the purpose of a Climate Controlled Self Service Storage Facility in Land Lot 842 of the 17th District. Located at the northwest intersection of Paces Ferry Road and Cumberland Parkway. (Previously continued by the Planning Commission from their March 1, 2005 and April 5, 2005 hearings; therefore will not be considered at this hearing)

PAGE 4 OF _____

APPLICATION NO. SLUP-5

ORIGINAL DATE OF APPLICATION: 03-15-05

APPLICANTS NAME: ANNOX SELF STORAGE #1, LLC

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

BOC DECISION OF 05-17-05 ZONING HEARING:

ANNOX SELF STORAGE #1, LLC for a Special Land Use Permit for the purpose of a Climate Controlled Self Service Storage Facility in Land Lot 842 of the 17th District. Located at the northwest intersection of Paces Ferry Road and Cumberland Parkway. *(Continued by the Planning Commission from their March 1, 2005 and April 5, 2005 hearings and continued by Staff from the May 3, 2005 Planning Commission hearing; therefore will not be considered at this hearing)*

PAGE 5 OF _____

APPLICATION NO. SLUP-5

ORIGINAL DATE OF APPLICATION: 03-15-05

APPLICANTS NAME: ANNOX SELF STORAGE #1, LLC

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

BOC DECISION OF 06-21-05 ZONING HEARING:

ANNOX SELF STORAGE #1, LLC for a **Special Land Use Permit** for the purpose of a Climate Controlled Self Service Storage Facility in Land Lot 842 of the 17th District. Located at the northwest intersection of Paces Ferry Road and Cumberland Parkway. *(Continued by the Planning Commission from their March 1, 2005 and April 5, 2005 hearings and previously continued by Staff from the May 3, 2005 and June 7, 2005 Planning Commission hearings; therefore was not considered at this hearing)*

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APPLICATION NO. SLUP-5

ORIGINAL DATE OF APPLICATION: 03-15-05

APPLICANTS NAME: ANNOX SELF STORAGE #1, LLC

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

BOC DECISION OF 10-18-05 ZONING HEARING:

ANNOX SELF STORAGE #1, LLC, (owner) requesting a Special Land Use Permit for the purpose of a Climate Controlled Self Service Storage Facility in Land Lot 842 of the 17th District. Located at the northwest intersection of Paces Ferry Road and Cumberland Parkway. *(Continued by the Planning Commission from their March 1, 2005 and April 5, 2005 hearings and continued by Staff from the May 3, 2005, June 7, 2005, July 7, 2005, August 2, 2005, September 8, 2005 and October 4, 2005 Planning Commission hearings; therefore was not considered at this hearing)*

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APPLICATION NO. SLUP-5

ORIGINAL DATE OF APPLICATION: 03-15-05

APPLICANTS NAME: ANNOX SELF STORAGE #1, LLC

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

BOC DECISION OF 11-15-05 ZONING HEARING:

ANNOX SELF STORAGE #1, LLC, (owner) requesting a Special Land Use Permit for the purpose of a Climate Controlled Self Service Storage Facility in Land Lot 842 of the 17th District. Located at the northwest intersection of Paces Ferry Road and Cumberland Parkway. *(Continued by the Planning Commission from their March 1, 2005 and April 5, 2005 hearings, continued by Staff from the May 3, 2005, June 7, 2005, July 7, 2005, August 2, 2005, September 8, 2005 and October 4, 2005 Planning Commission hearings and continued by the Planning Commission from their November 1, 2005 hearing until their February 7, 2006 hearing; therefore was not considered at this hearing)*

ORIGINAL DATE OF APPLICATION: 12-20-05

APPLICANTS NAME: ANNOX SELF STORAGE #1, LLC

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

BOC DECISION OF 12-20-05 ZONING HEARING:

ANNOX SELF STORAGE #1, LLC, (owner) requesting a Special Land Use Permit for the purpose of a Climate Controlled Self Service Storage Facility in Land Lot 842 of the 17th District. Located at the northwest intersection of Paces Ferry Road and Cumberland Parkway. *(Continued by the Planning Commission from their March 1, 2005 and April 5, 2005 hearings, continued by Staff from the May 3, 2005, June 7, 2005, July 7, 2005, August 2, 2005, September 8, 2005 and October 4, 2005 Planning Commission hearings and continued by the Planning Commission from their November 1, 2005 hearing until their February 7, 2006 hearing; therefore was not considered at this hearing)*

ORIGINAL DATE OF APPLICATION: 03-15-05

APPLICANTS NAME: ANNOX SELF STORAGE #1, LLC

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

BOC DECISION OF 02-21-06 ZONING HEARING:

ANNOX SELF STORAGE #1, LLC, (owner) requesting a **Special Land Use Permit** for the purpose of a Climate Controlled Self Service Storage Facility in Land Lot 842 of the 17th District. Located at the northwest intersection of Paces Ferry Road and Cumberland Parkway.

The public hearing was opened and Mr. Doug Dillard, Mr. Marion Waters, and Mr. Ron Sifen addressed the Board. Following presentations and discussion, the following motion was made:

MOTION: Motion by Thompson, second by Goreham, to **reject** Special Land Use Permit.

VOTE: **ADOPTED** 4-1, Kesting opposed

Clerk's Note: County Attorney's Office was directed to write a letter to Georgia Department of Transportation regarding the decision in this matter, the access issues, and the impact on this Applicant.

ORIGINAL DATE OF APPLICATION: 03-15-05APPLICANTS NAME: ANNOX SELF STORAGE #1, LLC

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

BOC DECISION OF 04-21-09 ZONING HEARING:**OTHER BUSINESS ITEM #1 – TO CONSIDER A SETTLEMENT OF LITIGATION PROPOSAL REGARDING SLUP-5 (ANNOX SELF STORAGE #1, LLC) OF MARCH 15, 2005**

To consider a Settlement of Litigation proposal regarding SLUP-5 (ANNOX SELF STORAGE #1, LLC) of March 15, 2005, for a Special Land Use Permit for the purpose of a Climate Controlled Self-Service Storage Facility in Land Lot 842 of the 17th District, located at the northwest intersection of Paces Ferry Road and Cumberland Parkway.

Mr. Rob Hosack, Director of Community Development, provided information regarding settlement of litigation proposal; reporting that a Special Land Use Permit was no longer required due to code amendments that now allow this as free standing use, and with the underlying GC zoning category permitting the use. The public hearing was opened, and Mr. Doug Dillard addressed the Board. After presentation and discussion, the following motion was made:

MOTION: Motion by Ott, second by Thompson, to **approve** Other Business Item #1 relative to Settlement of Litigation proposal regarding SLUP-5 (Annox Self Storage #1, LLC) of March 15, 2005, for property located at the northwest intersection of Paces Ferry Road and Cumberland Parkway, in Land Lot 842 of the 17th District, and **authorize** settlement of litigation regarding *Cobb Superior Court Civil Action File No. 06-1-2334-40* subject to:

- settlement agreement submitted by Mr. Doug Dillard dated April 13, 2009 *with the following change (attached and made a part of these minutes):*
 - Page No. 2 - Item No. 2 – to now read: *“Right-in/right-out only turning movements with respect to the Property’s point of ingress/egress on Cumberland Parkway as shown on site plan last revised 4-20-2009.”*
- District Commissioner may approve minor modifications
- departmental comments and recommendations, *not in conflict with the settlement agreement*, during the Plan Review process

VOTE: **ADOPTED** unanimously

KENNEDY DRIVE 11111

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	10/1/08	TR
2	REVISED PLAN	10/1/08	TR
3	REVISED PLAN	10/1/08	TR
4	REVISED PLAN	10/1/08	TR
5	REVISED PLAN	10/1/08	TR
6	REVISED PLAN	10/1/08	TR
7	REVISED PLAN	10/1/08	TR
8	REVISED PLAN	10/1/08	TR
9	REVISED PLAN	10/1/08	TR
10	REVISED PLAN	10/1/08	TR



SCALE: 1" = 20' / JANUARY 9, 2009
 17TH DISTRICT, 2ND SECTION
 COSS COUNTY, GEORGIA
DUNWOODY SELF STORAGE II
 LAND LOTS 1 & 2
 SITE PLAN FOR:



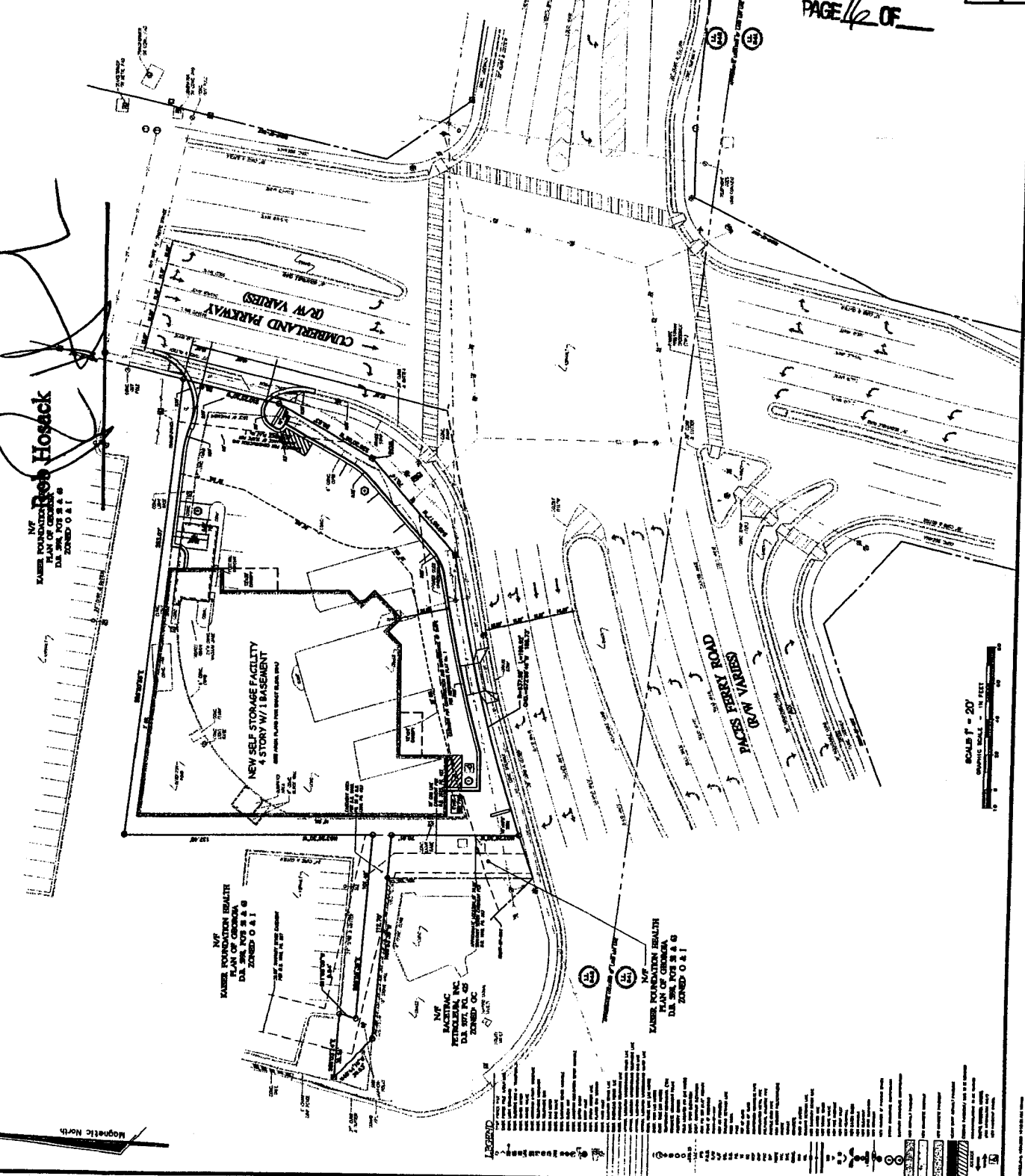
LOCATION FOR MAP
 TO BE USED FOR MAP
 LAND LOT 842, 17TH DISTRICT, 2ND SECTION
 COSS COUNTY, GEORGIA

SITE ADDRESS:
 11111 KENNEDY DRIVE
 DUNWOODY, GA 30118
SITE ZONING: OC
SITE AREA: 1.17 AC
PROPOSED BUILDING SETBACK LINES:
 FRONT: 10 FT
 REAR: 10 FT
 SIDE: 10 FT
PROPOSED BUILDING SUMMARY:
 4 STORY SELF STORAGE FACILITY
 111,111 SQ FT
 111,111 SQ FT
 111,111 SQ FT
 111,111 SQ FT
PROPOSED PARKING:
 111,111 SPACES
 111,111 SPACES
 111,111 SPACES

VARIANCES:
 1. VARIANCE FROM ZONING CODE SECTION 17-11-01 (A) REGARDING MAXIMUM BUILDING HEIGHT.
 2. VARIANCE FROM ZONING CODE SECTION 17-11-01 (B) REGARDING MAXIMUM BUILDING FOOTPRINT.
 3. VARIANCE FROM ZONING CODE SECTION 17-11-01 (C) REGARDING MAXIMUM BUILDING SETBACKS.

Petition No. OB#1: SLLIP-5 of 2005
 Meeting Date 4-21-2009
 continued

PAGE 12 OF 12



SCALE 1" = 20'
 GRAPHIC SCALE - IN FEET



BY **Travis R. Hosack**
 PROFESSIONAL ENGINEER
 STATE OF GEORGIA
 LICENSE NO. 10000

NEW SELF STORAGE FACILITY
 4 STORY W/ 1 BASEMENT
 111,111 SQ FT (TOTAL BUILDING AREA)

NEW 111,111 SQ FT
 111,111 SQ FT
 111,111 SQ FT

NEW 111,111 SQ FT
 111,111 SQ FT
 111,111 SQ FT

LEGEND
 1. PROPOSED BUILDING SETBACK LINES
 2. PROPOSED BUILDING FOOTPRINT
 3. PROPOSED PARKING SPACES
 4. EXISTING PARKING SPACES
 5. EXISTING BUILDING FOOTPRINT
 6. EXISTING SETBACK LINES
 7. EXISTING DRIVEWAYS
 8. EXISTING UTILITIES
 9. EXISTING EROSION CONTROL MEASURES
 10. EXISTING LANDSCAPE



Smallwood Playbooks,
Stewart, Stewart
& Associates, Inc.

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
JULY 19, 2011
PAGE 8**

~~**OTHER BUSINESS (Continued):**~~

~~**ITEM NO. 1 (Continued):**~~

- ~~• site plan dated June 4, 2011 (attached and made a part of these minutes)~~
- ~~• letter from Ms. Robbin Yeager referenced as Exhibit C (attached and made a part of these minutes)~~
- ~~• number of felines limited to 150, with 50 of said felines to be rescued from Cobb County Animal Control, and with the possibility of increasing population to 200 pending a signed agreement with Good Mews Animal Foundation, Animal Control, and Cobb County~~
- ~~• all other previous conditions and stipulations, *not otherwise in conflict*, to remain in effect~~

~~VOTE: ADOPTED unanimously~~

ITEM NO. 2:

To consider a site plan and stipulation amendment for Smith Auto Spa Vinings, LLC regarding SLUP-5 of 2005, for property located at the northwest intersection of Paces Ferry Road and Cumberland Parkway in Land Lot 842 of the 17th District.

Mr. John Pederson, Zoning Division Manager, provided updated information regarding request to amend the site plan and stipulations for Smith Auto Spa Vinings, LLC to allow the construction of a high-end carwash. The public hearing was opened and Mr. Garvis L. Sams, Jr. addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Ott, second by Thompson, to approve Other Business Item No. 2 for Auto Spa Vinings, LLC regarding SLUP-5 of 2005 for property located on the north side of Paces Ferry Road and Cumberland Parkway in Land Lot 842 of the 17th District, **subject to:**

- site plan received by the Zoning Division June 15, 2011, including variances shown on plan (attached and made a part of these minutes)
- architectural elevations submitted with application (attached and made a part of these minutes)
- hours of operation to be 9 a.m. to 6 p.m., seven (7) days a week
- all other previous conditions and stipulations, *not otherwise in conflict*, to remain in effect

VOTE: ADOPTED unanimously

CACTUS CARWASH - VININGS

ZONING MAP PLAN

City of Vining, Nevada
 Planning Department
 407 Park Drive - Reno NV
 775-784-1100



RECEIVED
 DATE: _____
 TIME: _____
 BY: _____

NO.	DATE	REVISIONS
1	11/11/11	ISSUED FOR PERMITTING
2	11/11/11	ISSUED FOR PERMITTING
3	11/11/11	ISSUED FOR PERMITTING
4	11/11/11	ISSUED FOR PERMITTING
5	11/11/11	ISSUED FOR PERMITTING
6	11/11/11	ISSUED FOR PERMITTING
7	11/11/11	ISSUED FOR PERMITTING
8	11/11/11	ISSUED FOR PERMITTING
9	11/11/11	ISSUED FOR PERMITTING
10	11/11/11	ISSUED FOR PERMITTING

SMITH AUTO SPA
 CREDIT DEVELOPER
 407 PARK DRIVE - RENO NV
 775-784-1100

SITE ADDRESS:
 407 PARK DRIVE - RENO NV, 89501

SITE AREA:
 4.27 AC.

SITE ZONING, CC:
 R-1

PROPOSED BUILDING FOOTPRINT LINES:
 NEW 2-STORY BUILDING
 NEW 2-STORY BUILDING
 NEW 2-STORY BUILDING

BUILDING SUMMARY:
 TOTAL AREA: 10,000 SQ. FT.
 TOTAL FLOOR AREA: 10,000 SQ. FT.
 TOTAL VOLUME: 10,000 CU. FT.

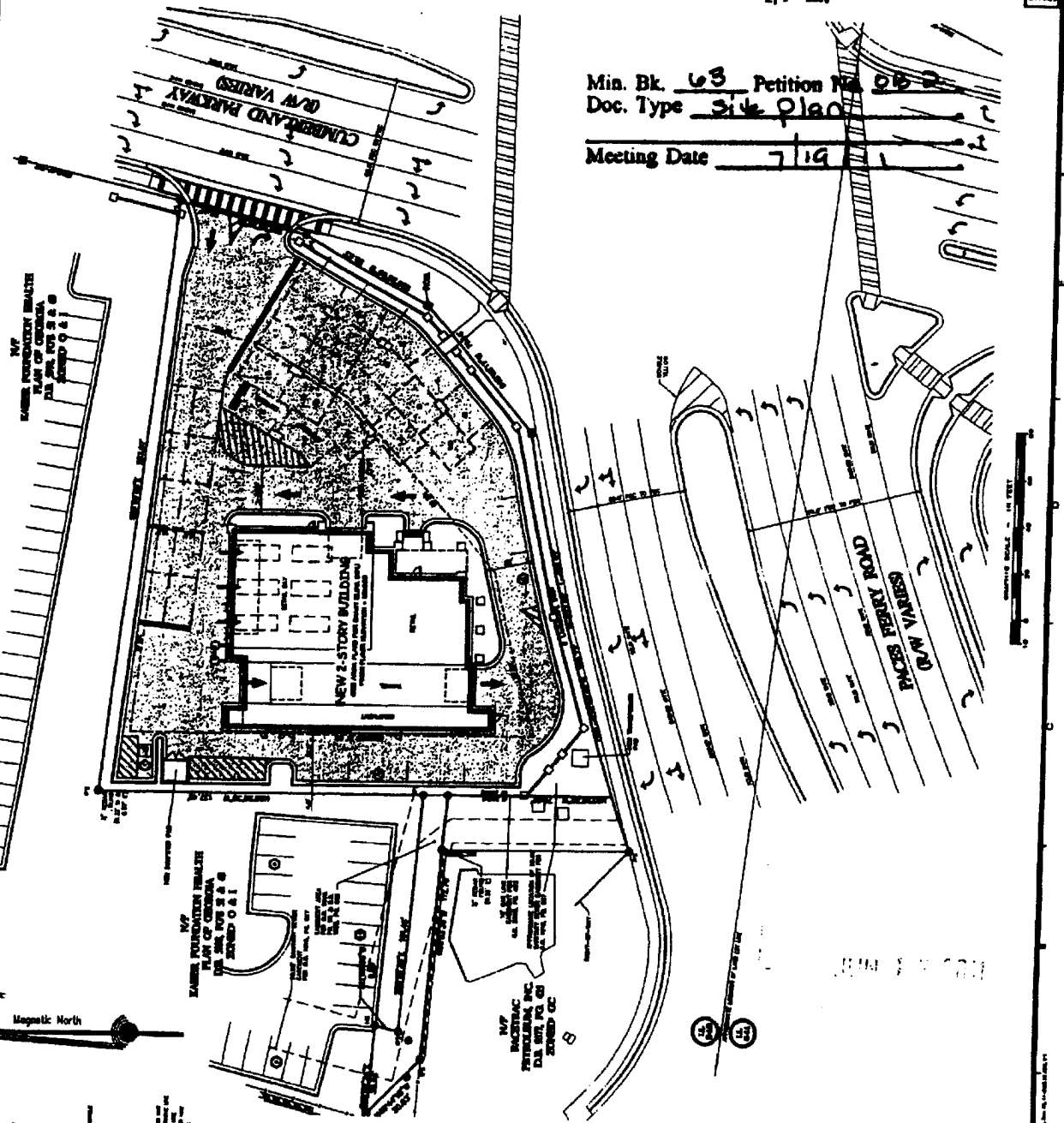
PROPOSED BUILDING FOOTPRINT LINES:
 NEW 2-STORY BUILDING
 NEW 2-STORY BUILDING
 NEW 2-STORY BUILDING

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 NEW 2-STORY BUILDING
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 NEW 2-STORY BUILDING
 NEW 2-STORY BUILDING
 NEW 2-STORY BUILDING

PROPOSED BUILDING FOOTPRINT LINES:
 NEW 2-STORY BUILDING
 NEW 2-STORY BUILDING
 NEW 2-STORY BUILDING



Min. Bk. 63 Petition No. 08-2
 Doc. Type Site Plan
 Meeting Date 7/19

NO.	DATE	REVISIONS
1	11/11/11	ISSUED FOR PERMITTING
2	11/11/11	ISSUED FOR PERMITTING
3	11/11/11	ISSUED FOR PERMITTING
4	11/11/11	ISSUED FOR PERMITTING
5	11/11/11	ISSUED FOR PERMITTING
6	11/11/11	ISSUED FOR PERMITTING
7	11/11/11	ISSUED FOR PERMITTING
8	11/11/11	ISSUED FOR PERMITTING
9	11/11/11	ISSUED FOR PERMITTING
10	11/11/11	ISSUED FOR PERMITTING

