

SLUP-18  
(2014)

Plan Of Survey, Inc.

# MICHAEL MASTERS

LOCATED IN LAND LOTS 309 & 310, 18TH DISTRICT, 2ND SECTION,  
COBB COUNTY, GEORGIA

2073 CARDELL ROAD  
TAX PARCEL ID: 18030900060

BEING LOT 8 AND A PORTION OF LOT 9 OF SILVER CREEK  
INDUSTRIALS/D  
(P.B. 15, PG. 204 DOUGLAS COUNTY & P.B. 117, PG. 92 COBB  
COUNTY)

**AREA = 3.268 ACRES**  
**(142,367 SQ. FT.)**

PROPOSED AREA OF IMPOUND  
OPERATIONS:  
1.183 ACRES  
(51,546 SQ. FT.)

**SURVEY NOTES:**

THIS PLAT IS PREPARED WITHOUT THE BENEFIT OF A CENSUS  
TAX MAP. THERE MAY BE MATTERS AFFECTING TITLE THAT  
ARE NOT SHOWN.

THERE HAS BEEN NO EXTENSIVE RESEARCH PERFORMED BY AOR  
AND HIS ASSOCIATES AS TO THE CONDITIONS  
ASSOCIATED WITH THE SUBJECT PROPERTY.

THERE IS A 30' NON-DISTURBANCE BUFFER/WATER  
STREAMS) AND A 50' NON-DISTURBANCE BUFFER/PROTECT STREAMS)  
THE STATE AND THESE MAY BE ENHANCED BUFFERS PLACED ON  
THESE MATTERS BY COUNTIES OR MUNICIPALITIES. THE PROPER  
AUTHORITY SHOULD BE CONTACTED BEFORE BEGINNING ANY  
DISTURBANCE NEAR THESE AREAS.

THIS PLAT WAS PREPARED FOR EXCLUSIVE USE BY THE PERSONS  
AND/OR ORGANIZATIONS NAMED HEREON. THIS PLAT DOES NOT  
EXTEND TO OTHERS WITHOUT THE PERMISSION OF THE  
SURVEYOR.

ORIGINAL PLATS, NOTES AND OTHER DRAWINGS PREPARED BY  
THE SURVEYOR AND HIS ASSOCIATES, INCLUDING ELECTRONIC  
FILES, ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY  
OF THE SURVEYOR.

THE BUILDING SETBACKS SHOWN HEREON ARE BASED ON THE  
SURVEYOR'S BEST INTERPRETATION AND SHOULD BE CLARIFIED  
BY COBB COUNTY BEFORE ANY ADDITIONAL PERMITTING.  
THERE MAY BE OTHER UTILITIES EXISTING ON THIS PROPERTY  
THAT ARE NOT SHOWN.

**ADDITIONAL SURVEY REFERENCES:**

- FINAL PLAT OF SILVER CREEK INDUSTRIAL PROTECTIVE  
SETBACKS, COBB COUNTY PHASE #1, PG. 15 OF DOUGLAS COUNTY  
RECORDS AND P.B. 117, PG. 92 OF COBB COUNTY RECORDS
- PLAT OF SURVEY FOR 3000 M.D. LLC PREPARED BY FRANKS  
AND ASSOCIATES DATED 03/29/04
- FINAL PLAT OF MISTY GLEN SUBDIVISION, UNIT 2, PREPARED  
BY GARDNER SURVEYING COMPANY DATED 05/09/03, LAST  
REVISED 05/09/03, RECORDED IN P.B. 143, PG. 13, COBB  
COUNTY RECORDS
- EASEMENT SURVEY FOR COBB COUNTY PREPARED BY  
JORDAN JONES AND GOLDING DATED 01/13/12

**FLOOD STATEMENT**  
I HAVE THIS DATE EXAMINED THE FLOOD INSURANCE  
RATE MAPS, COBB COUNTY PHASE #1, PG. 15 OF DOUGLAS COUNTY  
RECORDS AND P.B. 117, PG. 92 OF COBB COUNTY RECORDS  
EFFECTIVE DATE: MARCH 4, 2013  
THE MAP GRAPHICALLY DEPICTS THE SUBJECT  
PROPERTY TO BE IN ZONES: "X" & "AE"

"X" AREAS DETERMINED TO BE OUTSIDE THE  
0.2% ANNUAL CHANCE FLOODPLAIN  
"AE" ARE SPECIAL FLOOD HAZARD AREAS SUBJECT  
TO INUNDATION BY THE 1% ANNUAL CHANCE  
FLOOD

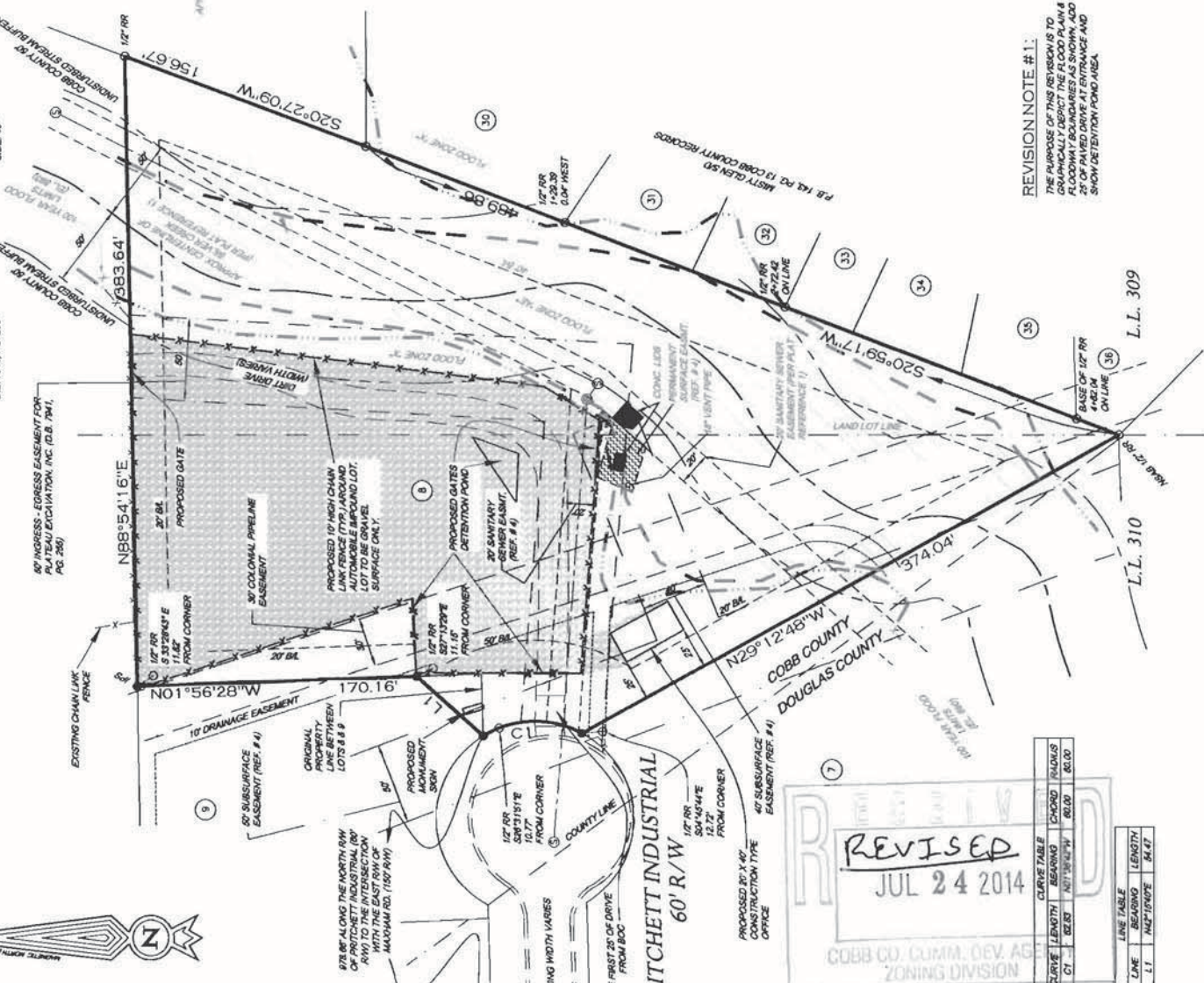
**TECHNICAL DATA**  
TRANSVERSE PRECISION: 1/18,176  
ANGULAR PRECISION: 7.5 SECONDS  
SURVEY ADJUSTMENT: LEAST SQUARES  
COMPUTATION: TOPCON GTS-303  
PLAT PRECISION: 1/16,000

**REVISION NOTE # 1:**

THE PURPOSE OF THIS REVISION IS TO  
GRAPHICALLY DEPICT THE FLOOD PLAIN &  
FLOODWAY BOUNDARIES AS SHOWN, ADD  
25' OF PAVED DRIVE AT ENTRANCE AND  
SHOW DETENTION POND AREA.

**ZONING NOTES:**  
ACCORDING TO THE COBB COUNTY GIS WEBSITE THE SUBJECT  
PROPERTY IS ZONED "I"

SETBACKS:  
FRONT: 20'  
REAR: 20'  
SIDE: 10'



THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE  
TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYS IN  
GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS  
OF THE GEORGIA BOARD OF REGISTRATION FOR  
PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS  
SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-4-97.



| DATE     | DESCRIPTION          |
|----------|----------------------|
| 07/24/14 | SEE REVISION NOTE #1 |

THE  
**RUSSELLE**  
COMPANY

PROFESSIONAL LAND SURVEYORS  
2801 POWDER SPRING ROAD  
MARIETTA, GEORGIA 30066  
FAX: 770-226-2222  
WWW.RUSSELLE.COM  
PROJ. NO. COB039 FILE: COB039.DWG  
FIELD SURVEY DATE: 05/09/2014 SCALE: 1"=50'  
PLAT DATE: 06/20/2014

**REVISED**  
JUL 24 2014

COBB CO. COMM. DEV. AG.  
ZONING DIVISION

| CURVE | LENGTH | BEARING     | CHORD  | RADIUS |
|-------|--------|-------------|--------|--------|
| CT 1  | 62.53' | N17°30'12"W | 60.00' | 80.00' |

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L 1  | N44°14'56"E | 54.47' |

**APPLICANT:** Central City Towing  
**PHONE#:** (678) 469-9740 **EMAIL:** mike@importmasters.com  
**REPRESENTATIVE:** Garvis L. Sams, Jr.  
**PHONE#:** (678) 469-9740 **EMAIL:** mike@importmasters.com  
**TITLEHOLDER:** Silver Creek Properties, Inc.

**PETITION NO:** SLUP-18  
**HEARING DATE (PC):** 09-04-14  
**HEARING DATE (BOC):** 09-16-14  
**PRESENT ZONING:** HI

**PROPERTY LOCATION:** Eastern end of Pritchett Industrial Boulevard, east of Maxham Road (2073 Cardell Road).

**PROPOSED ZONING:** Special Land Use Permit  
**PROPOSED USE:** Impound Lot

**ACCESS TO PROPERTY:** Pritchett Industrial

**SIZE OF TRACT:** 3.25 acres

**PHYSICAL CHARACTERISTICS TO SITE:** Undeveloped tract

**DISTRICT:** 18

**LAND LOT(S):** 309, 310

**PARCEL(S):** 6

**TAXES: PAID** X **DUE** \_\_\_\_\_

**CONTIGUOUS ZONING/DEVELOPMENT**

**COMMISSION DISTRICT:** 4

- NORTH:** HI/ Plateau Excavation
- SOUTH:** Douglas County
- EAST:** PD, R-20/ Misty Glen Subdivision, Single-family residence
- WEST:** HI/ Pritchett Industrial Park

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

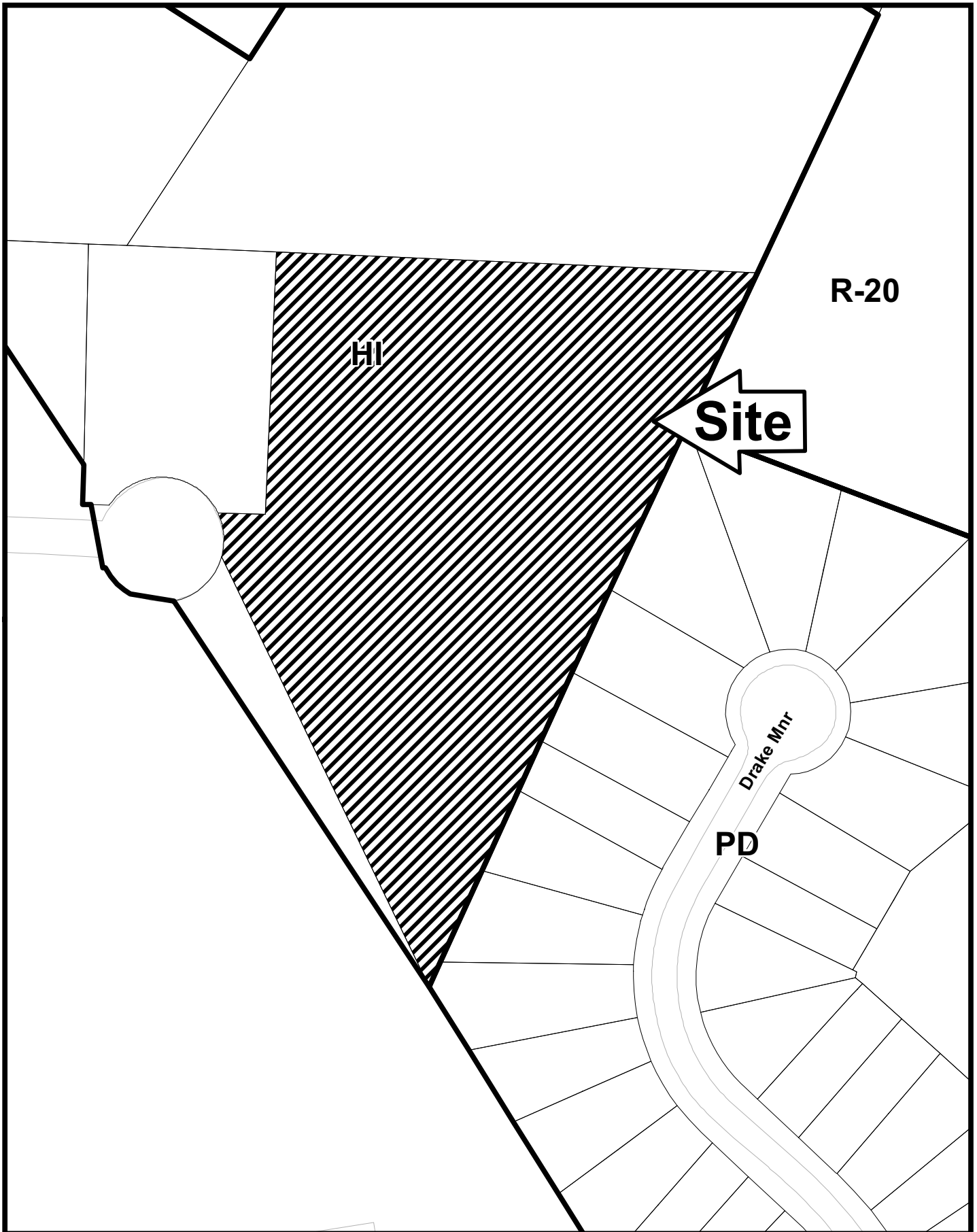
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_  
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

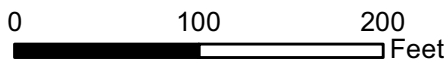
**STIPULATIONS:**





# SLUP-18



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Central City Towing

**PETITION NO.:** SLUP-18

**PRESENT ZONING:** HI

**PETITION FOR:** SLUP

\*\*\*\*\*

**ZONING COMMENTS:** Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a Special Land Use Permit (SLUP) in order to operate an automobile storage yard on the subject property which is currently zoned HI heavy industrial district. The Code requires approval of a SLUP for this particular use when zoned HI and found within an industrial area on the future land use map. This property is located within an area delineated as HDR high density residential. Other conditions that are required by Code and that the applicant is demonstrating ability to follow include fencing no less than eight (8) feet in height which provides visual screening, no dismantling, repair or other such activity, the use being located at least 40 feet away from any residential use, etc.

The applicant’s site plan as submitted indicates the gated, gravel impound lot set back more than the required 40 feet from adjacent residences due to the stream buffers existing on the site. Also, the applicant proposes a construction type office where three (3) full time employees will operate from Monday through Saturday, 24 hours a day. A ground based, monument sign is also proposed as shown on the submitted site plan. Being located directly adjacent to the County line, the site is accessed by way of Pritchett Industrial Drive on its Douglas County side despite is Cordell Road address.

This request includes the following variances:

- Use of gravel as a parking surface as shown on site plan
- Allowance of this use outside of an industrial future land use area

**Historic Preservation:** No comments.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

If any buildings are proposed, they must adhere to sanitary sewer easement setback requirements.

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**TRAFFIC COMMENTS:**

Recommend driveway be paved with a treated hardened surface a minimum length of 25 feet or to the County right-of-way, whichever is greater in length.

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

**APPLICANT:** Central City Towing

**PETITION NO.:** SLUP-18

**PRESENT ZONING:** HI

**PETITION FOR:** SLUP

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**FIRE COMMENTS:**

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: Central City Towing

PETITION NO.: SLUP-18

PRESENT ZONING: HI

PETITION FOR: SLUP

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**STORMWATER MANAGEMENT COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Pine 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: Within and adjacent to stream buffer

- 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 receiving stream.

**APPLICANT: Central City Towing**

**PETITION NO.: SLUP-18**

**PRESENT ZONING: HI**

**PETITION FOR: SLUP**

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**STORMWATER MANAGEMENT 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 \_\_\_\_\_
- 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 fenced impound area must be located outside the 100-year floodplain. No fill may be placed within the floodplain.
2. A portion of the proposed gravel impound area extends into the stream buffer and impervious setback area. A buffer variance will be required. It appears that there is sufficient undisturbed area to qualify for buffer averaging.

## STAFF RECOMMENDATIONS

### SLUP-18      CENTRAL CITY TOWING

There are fifteen criteria that must be considered for a Special Land Use Permit. The criteria are below in italics, with the Staff analysis following in bold.

- (1) *Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.*

**It is Staff's opinion that the applicant's proposal will not have an adverse affect on the usability of adjacent or nearby property. The proposed use should not be more intense than those currently operating on adjacent properties and with the limitation of the property due to existing buffers and applicant-proposed improvements, the use should not negatively impact adjacent residential neighbors, which is approximately 100 feet away from the storage area.**

- (2) *Whether or not the use is otherwise compatible with the neighborhood.*

**It is Staff's opinion that the applicant's proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. Currently zoned HI heavy industrial district, the site is situated at the County line with Douglas County and is accessed from Pritchett Industrial Drive at the end of that cul-de-sac found within the existing industrial park. There are many industrial uses on this road.**

- (3) *Whether or not the use proposed will result in a nuisance as defined under state law.*

**The use should not be a nuisance as defined by state law. The applicant's operation will follow the requirements of the Code with adequate fencing and setbacks as well as additional measures such as video surveillance and 24 hour staffing.**

- (4) *Whether or not quiet enjoyment of surrounding property will be adversely affected.*

**The quiet enjoyment of surrounding property will not be adversely affected due to the adequate buffering of the applicant's due not only to the applicant's proposed improvements, but also from the existing stream buffers that are present on the property.**

- (5) *Whether or not property values of surrounding property will be adversely affected.*

**Property values should not be negatively impacted. The use is found within an existing industrial park that should not negatively impact adjacent residential properties due to the existing and proposed buffering.**

- (6) *Whether or not adequate provisions are made for parking and traffic considerations.*

**There are adequate provisions for parking and traffic considerations. The applicant will provide a paved driveway 25 feet into the property as suggested by Cobb DOT.**

CONTINUED ON NEXT PAGE



## STAFF RECOMMENDATIONS

### SLUP-18      CENTRAL CITY TOWING (Continued)

(7) *Whether or not the site or intensity of the use is appropriate.*

**The applicant' site is appropriate for this use. The site is located at the end of a cul-de-sac within the existing Pritchett Industrial Park where are located other industrial users.**

(8) *Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow noncompatible business uses.*

**The property is located within an existing industrial park and is currently zoned HI heavy industrial district. Its location relative to neighboring residential uses should not be incompatible due to the proposed and suggested opaque fencing as well as its setback and separation resulting from stream buffers traversing the property.**

(9) *Whether or not adequate provisions are made regarding hours of operation.*

**The operation will be open Monday through Saturday, 24 hours a day.**

(10) *Whether or not adequate controls and limits are placed on commercial and business deliveries.*

**The nature of the proposed use will involve the towing of vehicles to this property. This should pose not incompatibilities as the access to the site is through the Douglas County side via Pritchett Industrial Drive.**

(11) *Whether or not adequate landscape plans are incorporated to ensure appropriate transition.*

**While fencing is proposed, no additional landscaping should be required due to the undisturbed stream buffers which traverse the property, and due to the setback from existing residential properties.**

(12) *Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.*

**The applicant's proposal should not negatively impact the public health, safety, welfare or moral concerns of the surrounding neighborhood.**

(13) *Whether the application complies with any applicable specific requirements set forth in this chapter for special land use permits for particular types of uses.*

**The application complies with applicable specific requirements of this use set forth in this chapter for special land use permits in its provision of fencing, setbacks, etc. except that the property is not found within an area delineated as IND industrial but HDR high density residential on the future land use map.**

(14) *Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.*

**As of the writing of this recommendation, the applicant has not supplied Staff with an analysis of these 15 criteria. The foregoing analysis and recommendation is based on prior applicant meetings as well as the site plans and letter of agreeable conditions submitted by the applicant.**

CONTINUED ON NEXT PAGE

## STAFF RECOMMENDATIONS

### SLUP-18      CENTRAL CITY TOWING (Continued)

*(15) In all applications for a special land use permit the burden shall be on the applicant both to produce sufficient information to allow the county fully to consider all relevant factors and to demonstrate that the proposal complies with all applicable requirements and is otherwise consistent with the policies reflected in the factors enumerated in this chapter for consideration by the county.*

**The applicant is requesting a Special Land Use Permit (SLUP) in order to operate an automobile storage yard on the subject property. Currently zoned HI heavy industrial and located within an area delineated as HDR high density residential on the future land use map, the SLUP is required by Code for this particular use. The site is situated at the County line with Douglas County and is accessed from Pritchett Industrial Drive at the end of that cul-de-sac found within the existing industrial park. The applicant and its representative have provided a site plan and letter of agreeable stipulations that demonstrate compliance with Code requirements such as fencing and setbacks while also detailing operations stating the lot will contain a maximum of 50 vehicles at any one time and will be secured and monitored by video surveillance. While the property is not found within an industrial future land area, it is located within an existing industrial park and currently zoned HI heavy industrial district. The proposed use should not be more intense than those currently operating on adjacent properties and with the limitation of the property due to existing buffers and applicant-proposed improvements, the use should not negatively impact adjacent residential neighbors.**

Based on the above analysis, Staff recommends **APPROVAL** subject to:

- Site plan received by the Zoning Division on July 24, 2014;
- Letter of agreeable conditions dated July 24, 2014 from Mr. Garvis L. Sams, Jr.;
- Fencing around impound lot shall be at least eight (8) feet in height and be opaque so as to provide visual screening;
- Fire Department Comments and Recommendations;
- Water and Sewer Division Comments and Recommendations;
- Stormwater Management Division Comments and Recommendations; and
- Department of Transportation Comments and Recommendations.

**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.**

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# SAMS, LARKIN, HUFF & BALLI

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

JUSTIN H. MEEKS

SLHB-LAW.COM

July 24, 2014

## VIA HAND DELIVERY & EMAIL

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
1150 Powder Springs Road, Suite 400  
Marietta, GA 30064



Re: Application of Central City Towing for Special Land Use Permit  
(No. SLUP-18)

Dear John:

As you know, this firm represents the Applicant, Central City Towing, concerning the above-captioned Special Land Use Permit Application. In that regard, the Application is scheduled to be heard and considered by the Cobb County Planning Commission on September 4, 2014 and, thereafter, is scheduled to be heard and considered for final action by the Cobb County Board of Commissioners on September 16, 2014.

The Application seeks a Special Land Use Permit ("SLUP") concerning the subject property in order to allow the construction and operation of a Vehicular Impound Lot. The subject property is presently zoned in the Heavy Industrial ("HI") zoning district within an area which has direct contiguity to and is a part of Silver Creek Industrial Park while, ironically, being located within an area under Cobb County's Future Land Use Map which is denominated as High Density Residential ("HDR").

While this Application has been pending, we have completed our discussions and dialogue with the County's professional staff and have spoken with others in the general vicinity of the subject property, including industrial users located on Pritchett Industrial Drive. In that regard, this letter will serve as my client's agreement with the following stipulations which, upon the SLUP Application being approved, shall become conditions and a part of the grant of the requested SLUP and binding upon the subject property thereafter. The referenced stipulations are as follows, to wit:

# SAMS, LARKIN, HUFF & BALLI

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## VIA HAND DELIVERY & EMAIL

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
July 24, 2014  
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1. The stipulations and conditions set forth herein shall replace and supersede 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 SLUP Application.
2. The SLUP Application is for purposes of the construction, establishment and operation of a Vehicular Impound Lot which will contain a maximum of fifty (50) vehicles at any one time. The subject property will be fenced and secured and constantly monitored by video surveillance protocol consisting of nine (9) perimeter cameras and monitoring stations.
3. The SLUP Application, if approved, shall be in substantial conformity to that certain revised site plan prepared by The Crusselle Company which is being submitted concurrently herewith.
4. The building which will be erected on the subject property shall consist of 3,500 sq. ft. construction office consisting of a DCA approved modular building. Said building shall be underpinned and ADA accessible.
5. The hours of operation of the business shall be six (6) days a week, Monday through Saturday. 24 hours a day with said business being closed on Sunday.
6. The subject property shall be utilized specifically, solely and exclusively for an Impound Lot, eliminating all other permissible uses under the HI zoning district as long as the SLUP is in full force and effect.
7. The business shall have a total number of three (3) full time employees.
8. Compliance with recommendations from the Stormwater Management division with respect to detention, water quality and downstream considerations, including the following:
  - a. Recognizing fifty foot (50') undisturbed stream bank buffers on either side of Pine Creek, a/k/a Silver Creek, which traverses the property and conveying said stream bank buffers to Cobb County in the form of a restrictive easement to ensure that said buffers remain undeveloped.
  - b. Insuring that the storage of all vehicles and the construction of any buildings are outside of the flood plain.

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## VIA HAND DELIVERY & EMAIL

Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
July 24, 2014  
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- c. If called upon to do so, the Applicant will file a Spill/Pollution Prevention Plan with the Stormwater Management Division.
9. Signage for the business shall be located along the subject property's frontage on Pritchett Industrial Drive and shall consist of ground-based, monument-style signage.
10. Compliance with recommendations from the Cobb County Water System with respect to the availability of water and sewer to the site.<sup>1</sup> Applicant is cognizant of the fact that during the construction of the Vehicular Impound Lot, all construction and fencing will need to respect at least a ten foot (10') setback from each easement which traverses the subject property.
11. Compliance with the sole recommendation from the Cobb County Department of Transportation which consists of DOT's request that the entrance driveway for the subject property be paved for a length of twenty-five feet (25') from the cul-de-sac of Pritchett Industrial Drive into the subject property.
12. Compliance with recommendations from the Cobb County Fire Department with respect to a Fire Prevention and Life-Safety issues.
13. The District Commissioner shall have the authority to approve certain minor modifications as the development proposal proceeds through the Plan Review Process and thereafter except for those that:
  - a. Reduce the size of an approved buffer adjacent to property which is zoned the same or in a more restrictive zoning district.
  - b. Relocate a structure closer to the property line of the adjacent property which is zoned the same or in a more restrictive zoning district.
  - c. Increase the height of a building which is adjacent to property which is zoned the same or in a more restrictive zoning district.
  - d. Change the access location to a different right-of-way.

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<sup>1</sup> Water and sewer are available to the site and there are no issues with respect to accessibility or capacity. However, water for the site will be secured from Douglas County.

**SAMS, LARKIN, HUFF & BALLI**

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**VIA HAND DELIVERY & EMAIL**

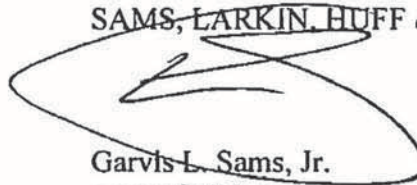
Mr. John P. Pederson, AICP, Manager  
Cobb County Zoning Division  
Community Development Agency  
July 24, 2014  
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- e. Violate the Cobb County Zoning Ordinance or require a waiver in the form of a variance.

The SLUP proposal is appropriate from a Land Use Planning perspective particularly in view of the fact that the subject property is presently zoned HI which is Cobb County's least restrictive zoning district. Moreover, the subject property is located on a cul-de-sac within an existing industrial park. However, please do not hesitate to contact me should you need any additional information or documentation prior to the formulation of the Final Zoning Analysis and Staff Recommendations. With kind regards, I am

Very truly yours,

~~SAMS, LARKIN, HUFF & BALLI, LLP~~



Garvls L. Sams, Jr.  
[gsams@slhb-law.com](mailto:gsams@slhb-law.com)

GLS/dsj

Enclosures/Attachment

- cc: Members, Cobb County Board of Commissioners (via email w/attachment)  
Members, Cobb County Planning Commission (via email w/attachment)  
Mr. Robert L. Hosack, Jr., AICP Director (via email w/attachment)  
Mr. Dana Johnson, AICP Deputy Director (via email w/attachment)  
Mr. Terry Martin, Planner II (via email w/attachment)  
Mr. Jason Campbell, Planner III (via email w/attachment)  
Mr. David Breaden, P.E. (via email w/attachment)  
Ms. Jane Stricklin, P.E. (via email w/attachment)  
Ms. Lori Barton, Deputy County Clerk (via email w/attachment)  
Mr. Ben Crusselle, The Crusselle Company (via email w/attachment)  
Mr. Mike Masters (via email w/attachment)