

Z-67  
(2016)

BECH HAVEN  
SELF STORAGE  
CONCEPT PLAN

JUN - 2 - 2016  
 COBB CO. COMM. DEV. AGENCY  
 ZONING DIVISION

<p>COBB COUNTY COMMUNITY DEVELOPMENT AGENCY</p> <p>1440 LOTT RD. 3RD FLOOR, ATLANTA, GA 30340</p> <p>770.333.1000</p>	<p>DATE: 06/02/2016</p> <p>SCALE: 1" = 50'</p> <p>DRAWN BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>PROJECT NO: 15-0038</p>	<p>TAX PARCEL ID: 17070500010</p> <p>SITE AREA: 4,857 SQ. FT.</p> <p>DISTURBED AREA: 1,300 SQ. FT.</p> <p>PROPOSED SITE ZONING: C1</p> <p>BUILDING SETBACK LINES: 30' FROM ALL SIDES</p> <p>MAX. HEIGHT: 18' FT.</p>	<p>DEVELOPER: STEN INVESTMENT GROUP</p> <p>OWNER: [Name]</p> <p>PROPERTY ADDRESS: [Address]</p>
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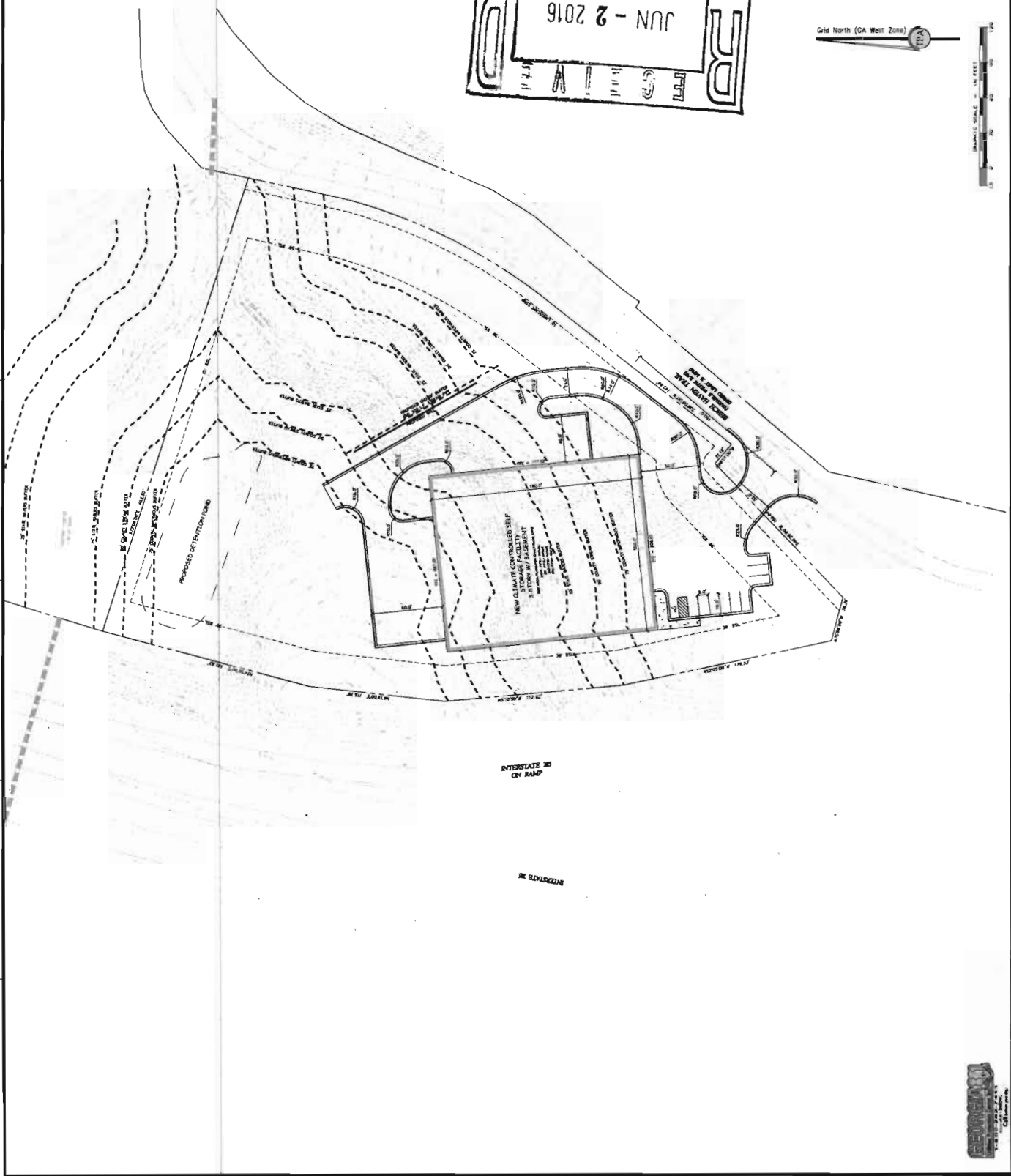
**DEVELOPER:**  
 STEN INVESTMENT GROUP  
 1440 LOTT RD. 3RD FLOOR, ATLANTA, GA 30340  
 770.333.1000

**TAX PARCEL ID:** 17070500010  
**SITE AREA:** 4,857 SQ. FT.  
**DISTURBED AREA:** 1,300 SQ. FT.  
**PROPOSED SITE ZONING:** C1  
**BUILDING SETBACK LINES:** 30' FROM ALL SIDES  
**MAX. HEIGHT:** 18' FT.

**BUILDING SUMMARY:**  
 NEW 10,000 SQ. FT. SELF STORAGE FACILITY WITH 20 STORAGES UNITS.

**PARKING SUMMARY:**  
 100 STORAGES UNITS WITH 100 CAR SPACES.

THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS DETERMINED THAT THE PROJECT WILL BE VISUALLY compatible WITH THE SURROUNDING AREA.



**APPLICANT:** Stein Investment Company

**PETITION NO:** Z-67

**PHONE#:** 770-422-7016 **EMAIL:** jballi@slhb-law.com

**HEARING DATE (PC):** 08-02-16

**REPRESENTATIVE:** James A. Balli

**HEARING DATE (BOC):** 08-16-16

**PHONE#:** 770-422-7016 **EMAIL:** jballi@slhb-law.com

**PRESENT ZONING** TS

**TITLEHOLDER:** Hall Beech Haven Trail Holdings, LLC

**PROPOSED ZONING:** O&I Conditional

**PROPERTY LOCATION:** West side of Beech Haven Trail, south of Winchester Trail, and on the east side of I-285

**PROPOSED USE:** Climate Controlled Self-Storage

**ACCESS TO PROPERTY:** Winchester Trail

**SIZE OF TRACT:** 4.05 acres

**DISTRICT:** 17

**PHYSICAL CHARACTERISTICS TO SITE:** Wooded Undeveloped Lot

**LAND LOT(S):** 764,765

**PARCEL(S):** 1

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

**COMMISSION DISTRICT:** 2

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** RM-12/ Apartment Homes  
**SOUTH:** RM-8/ Olde Ivy at Vinings  
**EAST:** RM-8/ Olde Ivy at Vinings  
**WEST:** I 285

*Adjacent Future Land Use:*

North: Regional Activity Center (RAC) with a High Density Residential (hdr) subcategory  
Southeast: Regional Activity Center (RAC) with a High Density Residential (hdr) subcategory  
Southwest: Regional Activity Center (RAC) with a High Density Residential (hdr) subcategory (across I-285)  
West: Neighborhood Activity Center (NAC) (across I-285)

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

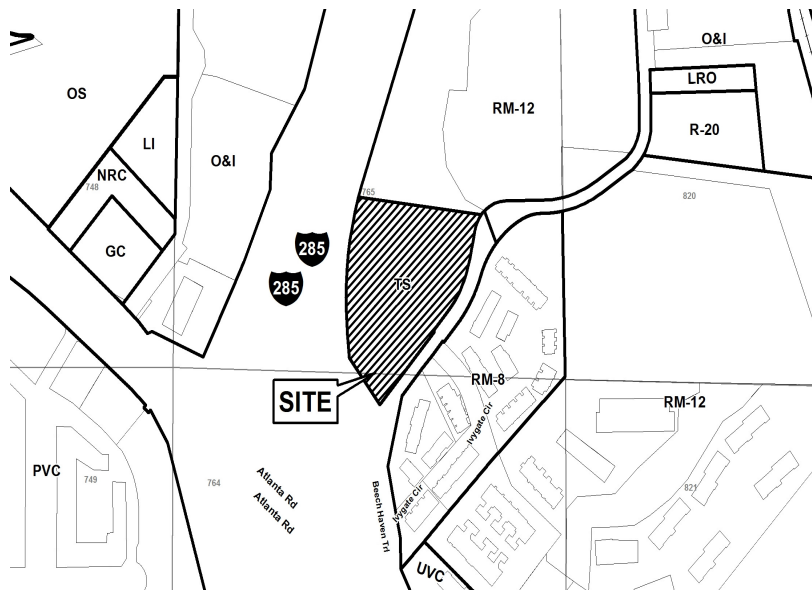
**PLANNING COMMISSION RECOMMENDATION**

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

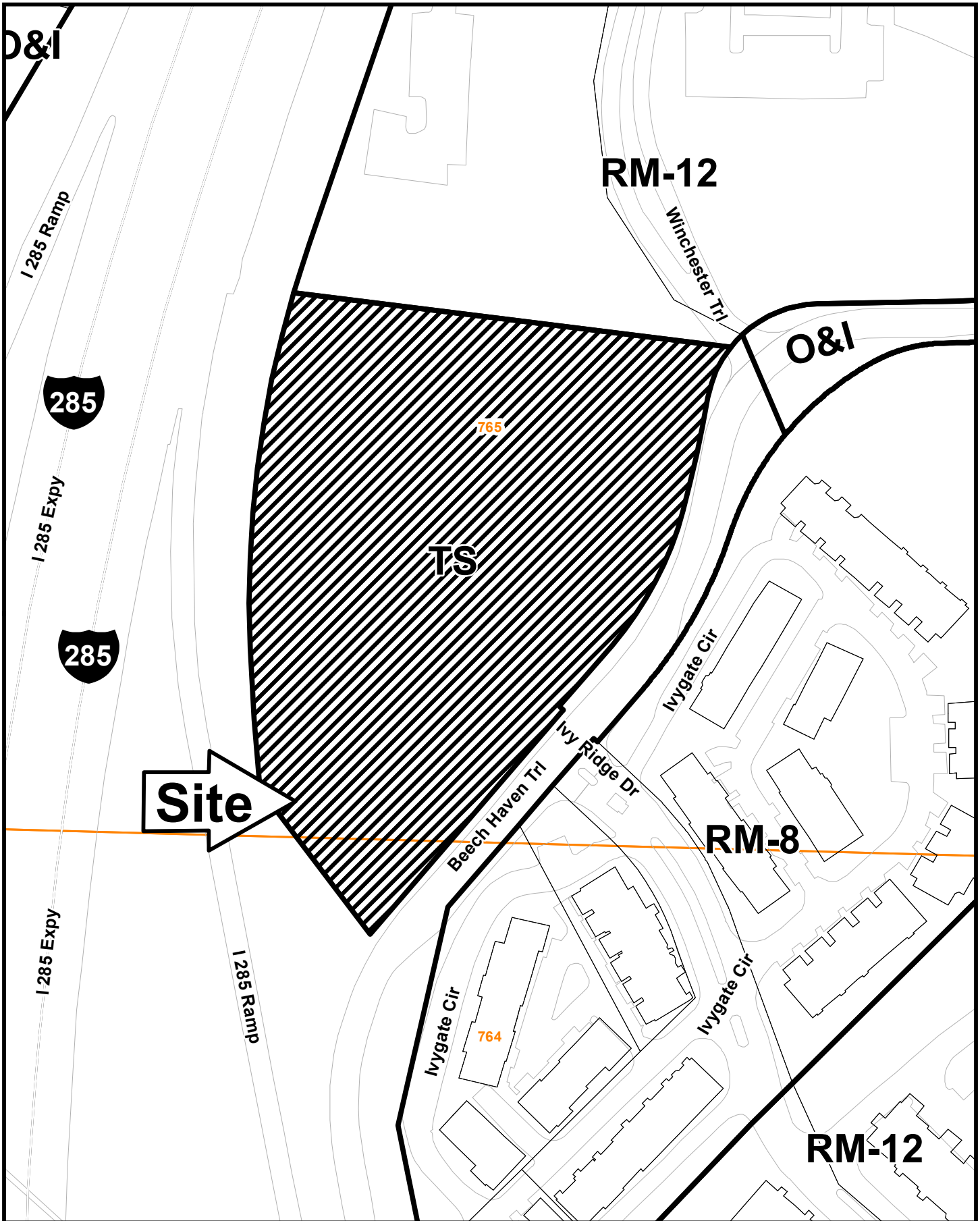
**BOARD OF COMMISSIONERS DECISION**

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

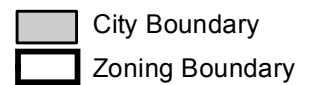
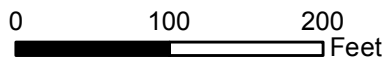
**STIPULATIONS:**



# Z-67-2016 GIS



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



**APPLICANT:** Stein Investment Company

**PETITION NO.:** Z-67

**PRESENT ZONING:** TS

**PETITION FOR:** O&I Conditional

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**ZONING COMMENTS:**

**Staff Member Responsible:** Donald Wells

**Land Use Plan Recommendation:** Regional Activity Center (RAC)

**Proposed Number of Buildings:** 1 **Total Square Footage of Development:** 108,000

**F.A.R.:** .612 **Square Footage/Acre:** 26666

**Parking Spaces Required:** 8 **Parking Spaces Provided:** 10

The applicant is requesting the Office and Institutional zoning district to construct a new 3 story climate controlled self-storage facility. The total development will be 108,000 square feet with 80 units requiring 8 parking spaces. Proposed hours of operations are Monday through Saturday 8:00 AM to 6:00 PM and Sunday 1:00 PM to 6:00 PM. This proposal will require permits and variances penetrate the existing stream and buffers located on the site.

The Code requires that “architectural style/design to be similar or complementary to the predominant architectural design of other commercial uses within the activity center”. The proposed architecture of the storage facility appears to be traditional brick with architectural accents.

**Cemetery Preservation:** No comment.

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**FIRE COMMENTS:**

NO COMMENTS: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshalls office is confident that all other items can be discussed during the Plan Review stage.

**APPLICANT: Stein Investment Company**  
**PRESENT ZONING: TS**

**PETITION NO.: Z-67**  
**PETITION FOR: O&I**  
**Conditional**

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**PLANNING COMMENTS:**

The applicant is requesting a rezoning from TS to O&I Conditional for the purpose of climate controlled self-storage. The 4.05 acre site is located on the west side of Beech Haven Trail, south of Winchester Trail, and on the east side of I-285.

HB-489 Intergovernmental Agreement Zoning Amendment Notification:

Is the application site within one half (1/2) mile of a city boundary?  Yes  No  
If yes, has the city of \_\_\_\_\_ been notified?  Yes  No / N/A

Comprehensive Plan

The parcel is within a Regional Activity Center (RAC) with an Office (off) subcategory future land use category, with TS zoning designation. The purpose of the Regional Activity Center (RAC) category is to provide for areas that can support a high intensity of development which serves a regional market. Typical land uses in these areas include high-rise office buildings, regional malls and varying densities of residential development. Office developments are considered the most appropriate development in the Office land use category. However, mixed-use developments that include retail may also be appropriate. Mid or high rise residential developments are also appropriate in this category. This shall include any residential development in excess of four (4) stories per structure. Because of the unique, urban characteristics of RAC's, building height and density shall be reviewed on a case-by-case basis.

Specific Area Policy Guidelines:

There are no specific policy guidelines for this area in the Comprehensive Plan.

Adjacent Future Land Use:

North: Regional Activity Center (RAC) with a High Density Residential (hdr) subcategory  
Southeast: Regional Activity Center (RAC) with a High Density Residential (hdr) subcategory  
Southwest: Regional Activity Center (RAC) with a High Density Residential (hdr) subcategory (across I-285)  
West: Neighborhood Activity Center (NAC) (across I-285)

Master Plan/Corridor Study

The property is located within the boundary of the Vinings Vision Plan.

Historic Preservation

It has been determined that the project area is in the immediate vicinity of documented Civil War trenches. These trenches have been documented as part of the I-285 and Atlanta road interchange improvement project. Staff recommends that the existing trenches be preserved as part of the proposed project. If the trenches are to be preserved, a minimum of a 25-foot buffer surrounding the resource is recommended, as well as fencing at the edge of the buffer.

Design Guidelines

Is the parcel in an area with Design Guidelines?  Yes  No  
If yes, design guidelines area \_\_\_\_\_  
Does the current site plan comply with the design requirements?

Incentive Zones

Is the property within an Opportunity Zone?  Yes  No

**APPLICANT: Stein Investment Company**  
**PRESENT ZONING: TS**

**PETITION NO.: Z-67**  
**PETITION FOR: O&I**  
**Conditional**

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**PLANNING COMMENTS:**

CONT.

The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone?  Yes  No

The \_\_\_\_\_ Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program?  Yes  No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes  No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes  No

Is this property within the Six Flags Special Service District?

Yes  No

Is the property within the Dobbins Airfield Safety Zone?

Yes  No

If so, which particular safety zone is this property within?

CZ (Clear Zone)  APZ I (Accident Potential Zone I)

APZ II (Accident Potential Zone II)

Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT Stein Investment Company

PETITION NO. Z-067

PRESENT ZONING TS

PETITION FOR O&I Conditiona

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**WATER COMMENTS:** NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development:  Yes  No

Fire Flow Test Required:  Yes  No

Size / Location of Existing Water Main(s): 12" DI / EW side of Beech Haven Trail

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.

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**SEWER COMMENTS:** NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin:  Yes  No

At Development:  Yes  No

Approximate Distance to Nearest Sewer: 50' N in Beech Haven Trail

Estimated Waste Generation (in G.P.D.): A D F= 160 Peak= 400

Treatment Plant: Sutton

Plant Capacity:  Available  Not Available

Line Capacity:  Available  Not Available

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

Dry Sewers Required:  Yes  No

Off-site Easements Required:  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 easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required:  Yes  No

Letter of Allocation issued:  Yes  No

Septic Tank Recommended by this Department:  Yes  No

Subject to Health Department Approval:  Yes  No

Additional Comments:

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 offsite easements, dedication of on and/or offsite 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: Stein Investment Company

PETITION NO.: Z-67

PRESENT ZONING: TS

PETITION FOR: O&I Conditional

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**STORMWATER MANAGEMENT COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Gilmore Creek FLOOD HAZARD INFO: Zone X

- 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 channels and adjacent floodplain

- 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 CONDITIONS

- 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 multi-family residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream receiving creek and existing culvert under Beech Haven Trail.



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**PETITION NO.: Z-67**

**PRESENT ZONING: TS**

**PETITION FOR: O&I Conditional**

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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. This site is encumbered by floodplain, stream buffers and steep slopes that will make the proposed development a challenge. A stream buffer variance will be required as well as floodplain volume compensation for any fill placed in the floodplain. Adequate stormwater conveyance must be provided for the offsite runoff from the I-285 R/W and contributing upstream drainage basin that currently flows through the site.
2. A Letter of Map Amendment/Revision from FEMA will be required prior to permitting.

**APPLICANT:** Stein Investment Company

**PETITION NO.:** Z-67

**PRESENT ZONING:** TS

**PETITION FOR:** O&I Conditional

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**TRANSPORTATION COMMENTS:**

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Beech Haven Trail	4,800	Minor Collector	25 mph	Cobb County	60'

*Based on 2008 traffic counting data taken by Cobb County DOT for Beech Haven Trail.*

**COMMENTS AND OBSERVATIONS**

Beech Haven Trail is classified as a minor collector and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

**RECOMMENDATIONS**

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

Recommend applicant consider entering into a development agreement pursuant to 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 west side of Beech Haven Trail, a minimum of 30' from the roadway centerline.

Recommend curb, gutter, and sidewalk along the Beech Haven Trail frontage.

As necessitated by this development, recommend Beech Haven Trail access include a deceleration lane. Recommend location and design be determined during plan review, subject to Cobb County DOT approval.

## STAFF RECOMMENDATIONS

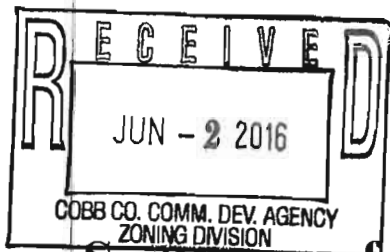
### **Z-67 STEIN INVESTMENT COMPANY**

- A. It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. Nearby uses include retail, multi-family and single-family residential.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse affect on the usability of adjacent or nearby property. The proposed use would not add any more traffic to the area and would be benefit to the nearby residential areas.
- 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 in conformity with the policy and intent of the *Cobb County Comprehensive Plan*. This property is located on the edge of Regional Activity Center (RAC). The purpose for the Regional Activity Center is to provide development that serves a regional market. Typical uses include high rise office buildings, regional malls and varying densities of residential developments. This use will provide a step down zoning from more intense uses in the area.
- 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 approving the applicant's rezoning proposal. The applicant's use would be suitable given the character of the area which includes apartment homes and condominiums in the immediate area. The applicant's proposal will not adversely affect the usability of adjacent and nearby properties because it is a quiet, low traffic generating use.

Based on the above analysis, Staff recommends **APPROVAL** to O&I subject to the following conditions:

1. Site plan received by the Zoning Division June 2, 2016, with District Commissioner approving minor modifications;
2. District Commissioner approving landscape plan and architectural plan;
3. Water and Sewer Division comments and recommendations;
4. Fire Departments comments and recommendations;
5. Stormwater Management comments and recommendations;
6. Department of Transportation comments and recommendations; and
7. Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic concerns.

**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.**



Application No. Z-67

Aug-2016

## Summary of Intent for Rezoning

.....  
**Part 1. Residential Rezoning Information (attach additional information if needed)**

- a) Proposed unit square-footage(s): \_\_\_\_\_
- b) Proposed building architecture: \_\_\_\_\_
- c) Proposed selling prices(s): \_\_\_\_\_
- d) List all requested variances: \_\_\_\_\_

.....  
**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

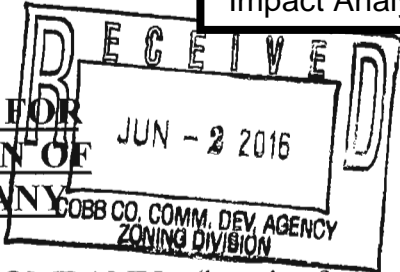
- a) Proposed use(s): Climate Controlled Self-Storage Facility
- b) Proposed building architecture: TBD
- c) Proposed hours/days of operation: Office hours are Monday - Saturday 8 a.m. to 6 p.m. and Sunday 1 p.m. to 6 p.m.
- d) List all requested variances: Any identified by Staff prior to the final public hearing or set forth by the Applicant.

.....  
**Part 3. Other Pertinent Information (List or attach additional information if needed)**

.....  
**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?**

**(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).**

No.



**ZONING IMPACT STATEMENT FOR  
THE REZONING APPLICATION OF  
STEIN INVESTMENT COMPANY**

COMES NOW, STEIN INVESTMENT COMPANY (hereinafter “Applicant”), and, pursuant to Section 134-121(a)(7) of the Cobb County Zoning Ordinance, files this Zoning Impact Statement, as follows:

A. *Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?* **Yes.**

The Project proposal relates to development of a Climate Controlled Self-Service Storage Facility (“CCSSSF”) on an approximate 4.05 acre tract of land fronting on Beech Haven Trail (hereinafter “Development”). The Development is seeking the designation of Office and Institutional (“O&I”) Conditional which is established by Cobb County “to provide locations for nonretail commercial uses such as offices and financial institutions, which are on properties delineated within or on the edge of a community activity center... office and institutional district is designed primarily to provide for four-story and smaller office developments, office uses, motels, hotels, banking and professional offices that complement and provide step-down nodal zoning away from more intensive commercial uses.” Id. The Development is consistent with, and supported by, the fact that the Project Site is located within a Regional Activity Center (“RAC”) as designated on the Cobb County Future Land Use Map. Specifically, the

Development will provide a CCSSF that is allowed within such designation and will be less intense than a typical project in a RAC which is designed “to provide for areas that can support a high intensity development which serves a regional market...typical land uses include high-rise office buildings, regional malls and varying densities of residential development.”

B. *Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property? **No.***

The Project Site is currently zoned Tourist Services (“TS”) defined as a category established “to provide locations for commercial and service uses which are oriented toward automotive businesses and interstate and state highway travelers.” North and East of the Development are high density residential properties with zoning categories of RM-8 and RM-12 which will be served by the CCSSF. Moreover, the zoning designation requested will be a down-zoning from other commercial uses that would be allowed in a TS district. Therefore, the Development will have no adverse effect or impact upon the existing uses or usability of adjacent or nearby properties.

C. *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned? **No.***

The Project Site 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. The Project Site has been unable to reach development as currently zoned and thereby remains vacant, thus providing evidence of the lack of “reasonable economic use” as zoned.

D. *Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?* **No.**

The Development will ultimately be an improvement and a reduction in density in what could be developed as currently zoned. There will be no adverse effect on streets, transportation facilities, utilities or schools.

E. *Whether the zoning proposal is in conformity with the policy and intent of the land use plan?* **Yes.**

The Development is in absolute conformity with the policy and intent of Cobb County's Comprehensive Land Use Plan/Future Land Use Plan. As stated above, the Project Site is located within a RAC which is designed “to provide for areas that can support a high intensity development which serves a regional market...typical land uses include high-rise office buildings, regional malls and varying densities of residential development.” A CCSSSF is allowed but is substantially less intense than other uses allowed in a RAC.

F. *Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal. **Yes.***

The Project Site is currently zoned for a more intense use than the requested zoning designation.

This the 7 day of June, 2016.

SAMS, LARKIN, HUFF & BALLI, LLP

By: 

JAMES A. BALLI  
Attorney for Applicant  
Ga. Bar No. 035828



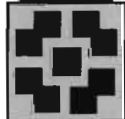
**RECEIVED**  
JUN - 2 2016  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION



CONCEPTUAL RENDERING



**PLACE MAKER DESIGN**  
4300 FACETS FERRY ROAD SE, SUITE 307 - ATLANTA, GEORGIA 30339



#15090  
01/04/16

**MAYNARD CROSSING SELF STORAGE**  
CARY, NORTH CAROLINA

Z-67 (2016)  
Rendering