



**APPLICANT:** Storage Development Group

**PETITION NO:** SLUP-10

**PHONE#:** (478) 956-7810 **EMAIL:** \_\_\_\_\_

**HEARING DATE (PC):** 09-07-17

**REPRESENTATIVE:** David Buckel

**HEARING DATE (BOC):** 09-19-17

**PHONE#:** (404) 567-5701 **EMAIL:** David.Buckel@bdgse.com

**PRESENT ZONING:** OS

**TITLEHOLDER:** AGWC Holdings, Inc.

**PROPOSED ZONING:** Special Land

**PROPERTY LOCATION:** West side of Canton Road, north of  
Sylvan Drive

Use Permit

**PROPOSED USE:** Climate-controlled

Self-Service Storage Facility

**ACCESS TO PROPERTY:** Canton Road

**SIZE OF TRACT:** 3.39 acres

**DISTRICT:** 16

**PHYSICAL CHARACTERISTICS TO SITE:** Undeveloped acreage

**LAND LOT(S):** 709

**PARCEL(S):** 45

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

**COMMISSION DISTRICT:** 3

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** NRC/Undeveloped  
**SOUTH:** LI/Office Warehouse  
**EAST:** GC/Undeveloped; GC,R-15,CRC/Casteel  
Heating & Air  
**WEST:** LI/Office Warehouse; SC/Chimney Cottages

Adjacent Future Land Use:

Northwest: Neighborhood Activity Center (NAC)  
Northeast: Neighborhood Activity Center (NAC)  
Southeast: Neighborhood Activity Center (NAC)  
Southwest: Neighborhood Activity Center (NAC) and  
+/- 32 feet of Medium Density Residential (MDR)

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

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

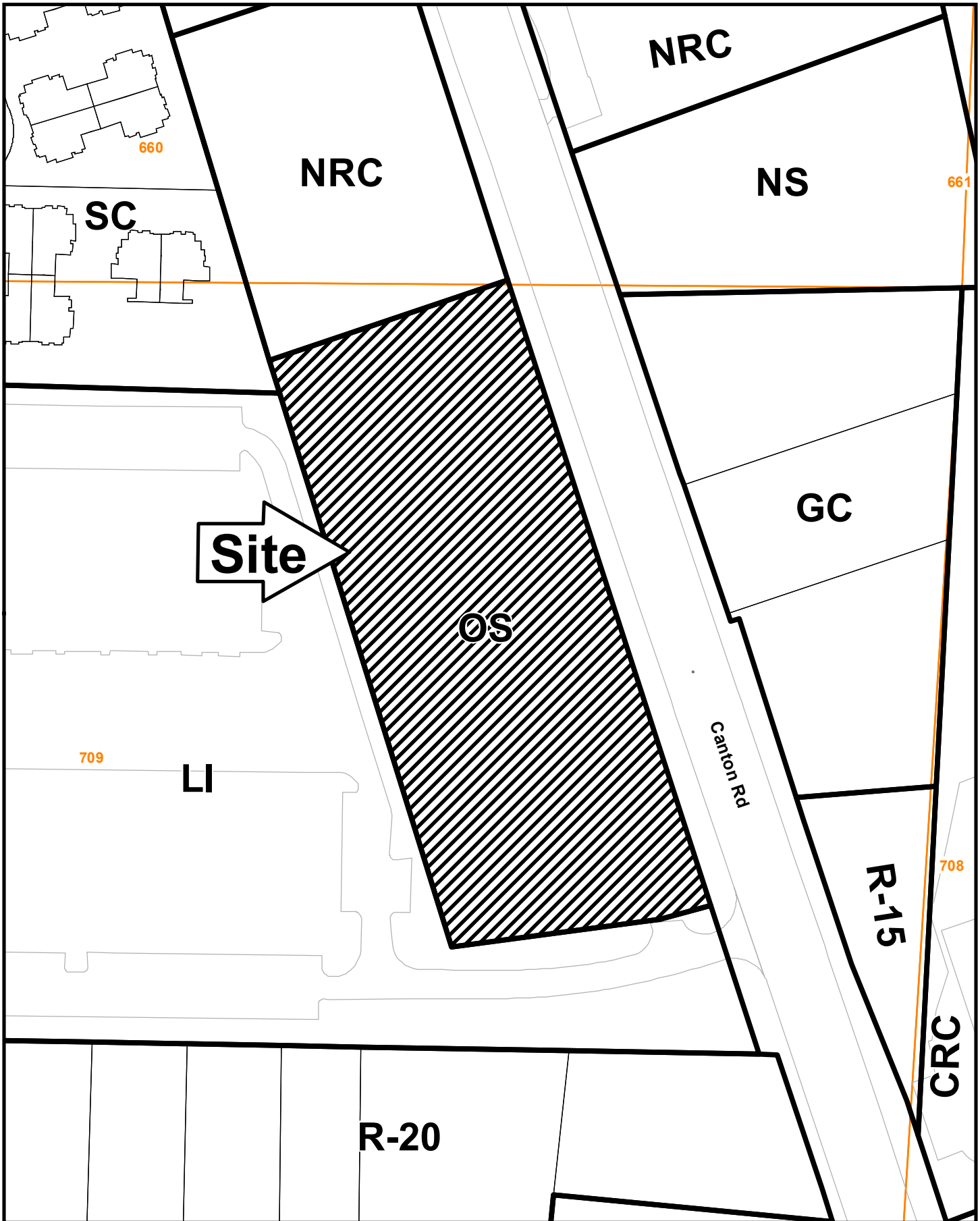
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

**STIPULATIONS:**



# SLUP-10 2017-GIS



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

0 100 200 Feet

City Boundary  
Zoning Boundary

APPLICANT: Storage Development Group

PETITION NO.: SLUP-10

PRESENT ZONING: OS

PETITION FOR: SLUP

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**ZONING COMMENTS:**

**Staff Member Responsible:** Jason A. Campbell

Applicant is requesting the Neighborhood Activity Center (NRC) zoning district for the purpose of developing a climate-controlled self-service storage facility. The proposed building is three-stories with approximately 760 units. The architecture will consist of a combination of brick, EIFS, stone and paint. Typical office hours will be daily from 9 a.m. to 6 p.m. Owners will have access via a code/key card to units. Applicant has provided the attached stipulations required for freestanding climate-controlled self-service storage facilities.

The applicant has concurrently filed an Application for Rezoning (Z-50) with this application to rezone the property from Office Services (OS) to Neighborhood Retail Commercial (NRC).

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

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**WATER & SEWER COMMENTS:**

No comments. Water and sewer are available.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

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

Recommend sidewalk along the Canton Road frontage.

Recommend a deceleration lane on Canton Road for the entrance. Recommend location and design be determined in plan review, subject to approval by Cobb County DOT.

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**APPLICANT:** Storage Development

**PETITION NO.:** SLUP-10

**PRESENT ZONING:** OS

**PETITION FOR:** SLUP

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**FIRE COMMENTS:**

NO 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: Storage Development Group

PETITION NO.: SLUP-10

PRESENT ZONING: OS

PETITION FOR: SLUP

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**STORMWATER MANAGEMENT COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Trib to Little Noonday 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:

- 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 easements 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 any increased volume of runoff generated by the proposed project on receiving system.

**APPLICANT: Storage Development Group**

**PETITION NO.: SLUP-10**

**PRESENT ZONING: OS**

**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.

ADDITIONAL COMMENTS

1. This site is located on the west side of Canton Road (SR 5) just north of the entrance to the existing 2197 Canton Road Distribution Center. The site has been cleared and pad-graded to an average slope of 3%.
2. Stormwater management for the site will be provided by an onsite detention pond located at the north end of the parcel. The pond discharge must be tied directly to the existing infrastructure within the adjacent right-of-way.

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## STAFF RECOMMENDATIONS

### SLUP-10 STORAGE DEVELOPMENT GROUP

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 effect on the usability of adjacent or nearby properties. The proposed use is a quiet, low traffic generating use and will significantly decrease the amount traffic that other retail uses could have.**
- (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 developments of adjacent nearby properties. The proposed facility will be compatible with the area by providing services to commercial, industrial and residential uses in the area.**
- (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.**
- (4) Whether or not quiet enjoyment of surrounding property will be adversely affected.*  
**The quiet enjoyment of surrounding properties will not be adversely affected due to the location of the applicant's proposal.**
- (5) Whether or not property values of surrounding property will be adversely affected.*  
**This use should not adversely affect property values of surrounding property.**
- (6) Whether or not adequate provisions are made for parking and traffic considerations.*  
**The proposed site plan has indicated there will be six more parking spaces than what is required by the Zoning Ordinance.**
- (7) Whether or not the site or intensity of the use is appropriate.*  
**The applicant's site and intensity of the proposed use will be appropriate for the area. The proposed use is generally a low-traffic generating operation.**
- (8) Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow noncompatible business uses.*  
**There are no special or unique conditions which would prohibit the proposed use in this area. The site is located on an arterial roadway and the proposed use will be less intense than surrounding business in this area.**
- (9) Whether or not adequate provisions are made regarding hours of operation.*  
**The office for the proposed facility will be daily from 9 a.m. until 6 p.m.**

## SLUP-10 STORAGE DEVELOPMENT GROUP (Continued)

- (10) *Whether or not adequate controls and limits are placed on commercial and business deliveries.*  
**Deliveries for the business should be limited to office hours only, and the tenants using the facility will access the property via a code or key card.**
- (11) *Whether or not adequate landscape plans are incorporated to ensure appropriate transition.*  
**The applicant will need to provide a landscape as part of the Plan Review process and/or approval by the District Commissioner.**
- (12) *Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.*  
**The use should not adversely affect the public health, safety, welfare, or moral concerns of the surrounding properties.**
- (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.*  
**While the use is suitable for the area the Zoning Ordinance, requires that the height of the proposed building should not exceed those of adjacent buildings, nor impact the view shed of adjacent residential property. The applicant is proposing a three-story facility. The property will also be subject to the stipulations of its companion zoning case (Z-50) on this same agenda before the Board of Commissioners.**
- (14) *Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.*  
**The applicant has provided details necessary to review the request, with the exception of a landscape plan that is required by the Zoning Ordinance to be reviewed by staff with emphasis on planting within the parking facilities. In addition, the landscape plan is part of the Plan Review process at which time the County Arborist will review the landscape plan.**
- (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 use is appropriate for the property's existing NAC land use category and is a permitted use in the NRC zoning district, which is the subject of applicant's concurrent zoning application (Z-50).**

Based on the above analysis, Staff recommends approval subject to the following:

1. Site plan received by the Zoning Division on July 19, 2017, with the District Commissioner approving minor modifications;
2. District Commissioner to approve landscape plan and architectural plan;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Department of Transportation comments and recommendations;
7. Applicant to meet the Canton Road Design Guidelines; and
8. Applicant's letter of agreeable stipulations dated August 13, 2017.

**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.**

July 1, 2017

Cobb County Community Development Agency  
Zoning Division  
1150 Powder Springs Road  
Suite 400  
Marietta, GA 30061



RE: SLUP Statement of Improvements  
Property located 600' NW of Canton Road and Sylvan Drive  
Parcel No: 16070900450

Dear Sir or Madam,

Storage Development Group intends to develop a parcel of land located about 600' north of the intersection of Canton Road (SR 5) and Sylvan Drive on the west side of Canton Road. The site is located in Cobb County, GA. They are proposing an approximate 110,467 SF 3-story Climate Control Self Storage Facility. The site is currently zoned OS "Office/Service" and is located in CRC "Community Retail Commercial District". Based upon review of the zoning ordinances, the site will need to be rezoned to NRC (Neighborhood Retail Commercial) zoning district. The climate control self-service facility is a permitted use in NRC and CRC as long as a Special Use Permit is approved by the Board of Commissioners.

The property appears to have been mass graded and subdivided into 3 lots in the past. This site is bound to the West by industrial, east by Canton Road, south by vacant land and to north by vacant land. The site will have primary access to Canton Road via an existing shared driveway with industrial buildings to the west and 1 new proposed full access point on Canton Road. All utilities are currently available or adjacent to the site. There are no environmental or historically sensitive aspects to the property such as contamination or cemeteries that we are aware of.

Stormwater detention will be provided on site with a proposed detention pond. Landscaping will be provided to meet current Cobb County requirements. The proposed building architecture is intended to meet current architectural guidelines established by the county.

As required by the BOC, at a minimum, the following in its determination of whether or not to grant a special land use permit:

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

The development proposal fits well with the immediate surrounding properties. The property to the west is zoned LI and is currently a warehouse, to the north is



zoned NRC and is vacant, to east by Canton Road and to south undeveloped land fronting Canton Road.

- (b) Whether or not the use is otherwise compatible with the neighborhood.*  
The property is located within a commercial and service use area and adjacent to Canton Road (SR 5). This use is compatible with the surrounding uses.
- (c) Whether or not the use proposed will result in a nuisance as defined under state law.*  
The development proposal is a permitted use in the NRC zoning district and will not result in a nuisance. There is no outdoor storage associated with this use.
- (d) Whether or not quiet enjoyment of the surrounding property will be adversely affected.*  
The storage facility is a permitted use in this zoning district. It is a low traffic generator and low volume water/sewer demands and would not adversely affect the surrounding properties.
- (e) Whether or not the property values of surrounding property will be adversely affected.*  
The proposed development will not adversely affect the value of the surrounding properties.
- (f) Whether or not adequate provisions are made for parking and traffic considerations.*  
The site plan meets county minimum parking requirements for this use and is a low volume traffic generator.
- (g) Whether or not the site or intensity of the use is appropriate.*  
We believe the intensity of the use is appropriate for this location as proposed. Adjacent to the west are 2 industrial buildings that are approximately 66,000 sf and 80,355 sf footprints which larger than our footprint per floor.
- (h) Whether or not special or unique conditions overcome the board of commissioners' general presumption that a residential neighborhoods should not allow noncompataible business uses.*  
The use is permitted within the NRC zoning district and compatible use in this location.
- (i) Whether or not adequate provisions are made regarding hours of operation.*  
Office hours are typically 9:00 am to 6 pm 7 days a week. Tenants have access available 24 hours a day via control key pad.
- (j) Whether or not adequate controls and limits are placed on commercial and business deliveries.*  
There are no typical or standard business deliveries associated with the use. The business location is next to Canton Road (SR 5) and industrial buildings.
- (k) Whether or not adequate landscape plans are incorporated to insure appropriate transition.*  
The development will meet current Cobb County landscaping requirements.



(l) *Whether or not the public health, safety, or welfare of the neighborhood will be adversely affected.*

There are no known adverse effects to the surrounding neighborhood.

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

The specific detail for the development and stipulations are presented within this application.

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

A full application and conceptual site plan are included and presumed to be sufficient information for review. The conceptual site plan is based on a survey provided by the seller. We are available to address concerns or questions throughout this process and provide additional information as requested.

Enclosed with the application are the required disclosures, legal description, property tax statement, and conceptual site plan. Thank you for your consideration and feel free to contact me with any questions or need for additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "David Buckel".

David Buckel  
President



July 1, 2017

Cobb County Community Development Agency  
Zoning Division  
1150 Powder Springs Road  
Suite 400  
Marietta, GA 30061

RE: Request for Special Use Permit  
Property located 600' NW of intersection Canton Road and Sylvan Drive  
Parcel No: 16070900450

Dear Sir or Madam,

Storage Development Group intends to develop a parcel of land located about 600' north of the intersection of Canton Road (SR 5) and Sylvan Drive on the west side of Canton Road. They are proposing approximately 110,467 SF 3-story Climate Control Self Storage Facility. Based upon review of the zoning ordinance the site will need to be rezoned to NRC (Neighborhood Retail Commercial) zoning district. The Climate control self-service facility is a permitted use but requires a SLUP. Under Section 134-213, item 3, freestanding climate control self-service storage facilities shall meet minimum standards as indicated below:

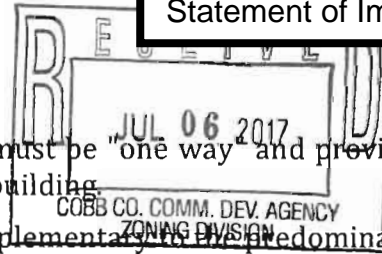
1. Building height should not exceed those of adjacent buildings, nor impact the view shed of adjacent residential property.

The site location along Canton Road with industrial to west, undeveloped commercial to the north, Canton Road to the east and wooded undeveloped land to the south. The existing access drive for Canton Road Distribution Center will be used for our access via and existing access easement. The existing tree buffer to the south which is on the industrial property should remain. Note also that based on County GIS, the elevation along this buffer varies from 1114 to 1090 which is higher than our proposed FFE of 1078 and will act as a natural buffer for the property to the south.

2. F.A.R. should be .75 or as determined appropriate by the board of commissioners.

The total building footprint is approximately 110,467 SF, and computes to 0.748 FAR. If you include the outside canopy area of 790 sf your total SF is 111,257 sf and computes to 0.753 FAR.

3. All units shall be accessed through a main or central entrance.



4. All windows or similar architectural features must be "one way" and provide for an opaque screen from view outside of the building.
5. Architectural style/design to be similar or complementary to the predominant architectural design of other commercial uses within the activity center. Said architectural style/design to be approved by the board of commissioners. Any roof-mounted utilities or building components must be sufficiently screened from view of adjoining properties and public right-of-way.
6. There shall be no outside storage allowed nor overnight and/or long-term parking of heavy equipment, commercial equipment or parking of construction or related equipment allowed.
7. There shall be no storage of recreational vehicles and no dry storage of pleasure boats of any type customarily maintained by private individuals for their personal use.
8. There shall be no storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals.
9. No units within the facility shall be used for or considered to be premises for the purpose of assigning a legal address in order to obtain an occupational license or any other government permit or licenses to do business.
10. There shall be no resident manager or any type of overnight accommodations for such.
11. Landscape plan to be approved by staff with emphasis on planting within the parking facilities.
12. One parking space shall be provided per every 80 individual storage units/areas.
13. Loading area, including adequate turnaround space for a tractor trailer vehicle, must be screened by a permanent architectural or landscape feature or as may be approved by the board of commissioners if not located to the side or rear of proposed structure.
14. Lighting plan to be approved by the board of commissioners.
15. No units shall be used to manufacture, fabricate or process goods, to service or repair vehicles, boats, small engines or electrical equipment, or to conduct similar repair activities, to conduct garage sales or retail sales of any kind, to rehearse or practice utilizing band instruments, or for conversion to an apartment or dwelling unit, or to conduct any other commercial or industrial activities on the site.
16. Dumpster areas and detention areas must be sufficiently screened from view of adjoining properties and public right-of-way.
17. Hours of operation to be established by the board of commissioners, considering the operation hours of surrounding businesses.
18. Special land use permit as provided in section 134-37.

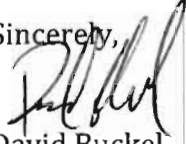
SLUP-10 (2017)  
Statement of Improvements

JUL 06 2017

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Thank you for your consideration and feel free to contact me with any questions or need for additional information.

Sincerely,



David Buckel  
President





August 13, 2017

Mr. John Pederson  
Cobb County Zoning Department  
1150 Powder Springs Road  
Marietta, GA 30061



RE: Z-50 and SLUP-10 (2017)  
Canton Road  
Letter of Agreeable Stipulations  
BDG Project Number 17-134

Mr. Pederson,

In regards to the Rezoning Z-50 and SLUP-10 applications for Storage Development Group to construct a climate controlled self-storage facility, located 600' NW of the intersection of Canton Road (SR5) and Sylvan Drive below are the proposed stipulated conditions:

1. Rezoning of subject property shall be from OS to NRC, in substantial conformity to The conceptual site plan P-2 dated 7/10/2017.
2. The proposed elevations will be similar to the attached picture with use of brick on all 4 sides. Any other architectural features shall be in general accordance with Canton Road Design Guidelines.
3. Building height shall not exceed 35' in height.
4. The maximum Floor Area Ratio "FAR" shall not exceed 0.755 or as determined approximately by the board of commissioners per the attached concept plan.
5. All units shall be accessed through a main or central entrance.
6. All windows or similar architectural features shall be "one way" and provide for an opaque screen from view outside of the building.
7. Any roof-mounted utilities or building components shall be sufficiently screened from view of adjoining properties and public right-of-way.
8. The following uses shall not be allowed: outside storage; overnight and /or long-term parking of heavy equipment or commercial equipment; parking of construction or related equipment.

9. There shall be no storage of recreational vehicles and no dry storage of pleasure boats of any type customarily maintained by private individuals for their personal use.
10. There shall be no storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals.
11. No units within the facility shall be used for or considered to be premises for the purpose of assigning a legal address in order to obtain an occupational license of any other government permit or licenses to do business.
12. No units shall be used to manufacture, fabricate or process goods; to service or repair vehicles, boats, small engines or electrical equipment, or to conduct similar repair activities; to conduct garage sales or retail sales of any kind; to rehearse or practice utilizing band instruments; for conversion to an apartment or dwelling unit; or to conduct any other commercial or industrial activities on the site.
13. There shall be no resident manager or any type of overnight accommodations for such.
14. Landscape plan to be approved by staff with emphasis on planting within the parking facilities.
15. One parking space shall be provided per every 80 individual storage units / areas.
16. Loading area, including adequate turnaround space for a tractor trailer vehicle will be located on the west side of the building, and away from Canton Hwy as shown on the attached site plan.
17. Lighting plan to be approved by the County staff. Lighting affixed to the building will be pointed in a downward direction and provided in the form of wall packs. Security lighting will be shielded and contained to subject property.
18. Ground-based monument sign. Landscaped, lighted and incorporated into landscape design.
19. The dumpster shall be contained within a 3-sided structure and sufficiently screened from view of adjoining properties and public right-of-way. Rubber or plastic lids will be used.
20. Detention and / or water quality areas shall be fenced and landscaped to screen the view of adjoining properties and public right-of-way.
21. The hours of operation for the office are daily, 9:00 AM to 6:00 PM. Access to the building by tenants is limited to the hours of 7:00 AM to 10:00 PM on a daily basis.

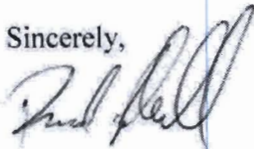


Access is limited to the building by a security system controlled by electronic code or key card. Access to the building beyond the typical hours may be required from time to time by tenants and shall be made by special arrangements with the office manager. Access by tractor trailers is limited to office hours, 9:00 AM to 6:00 PM M-F; 9:00 AM – 5:00 PM Saturday and no access on Sunday.

22. Sidewalks, streetscape elements and pedestrian access to building shall be in general conformity to the Canton Corridor Streetscape and Architectural Guidelines.
23. Subject to Cobb DOT recommendations: Installation of sidewalks along Canton road frontage.
24. Subject to Cobb County Stormwater recommendations:
25. Subject to Cobb County Water recommendations:
26. Subject to Cobb County Fire Department recommendations:
27. The final Architectural Elevations shall be approved by the staff and District Commissioner. The District Commissioner shall have the authority to make minor modification except for those that:
  - a. Reduce the size of 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 adjacent to property which is zoned the same or in a more restrictive zoning district.
  - c. Increase the height of a building that is adjacent to property which is zoned in the same or in a more restrictive zoning district.

On behalf of Storage Development Group, thank you for your consideration of this rezoning and SLUP.

Sincerely,



David Buckel  
President

Z-50 and  
SLUP-10 (2017)  
Stipulation Letter  
with Elevations



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RECEIVED  
AUG 14 2017  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

