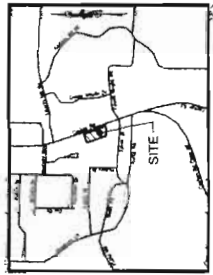


REVISION	BY

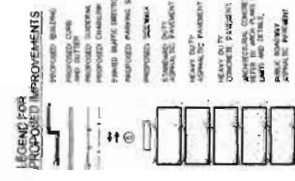


SITE ANALYSIS	
STORAGE BUILDING	110,467 SF
POND	10 SPACES
PARKING REQUIRED	3,38 ± AC.
SITE AREA	3.38 ± AC.

NOTE:
1. ALL DIMENSIONS ARE TO BE VERIFIED BY AN ACTUAL BOUNDARY SURVEY.
2. THE TOTAL AREA OF THE SITE IS 3.38 ± AC.

PROPERTY DESCRIPTION - PARCEL A
ALL THAT TRACT OR PARTS OF LAND LINGING AND BEING IN LAND LOT 709 OF THE 80TH DISTRICT AND SECTION OF COBB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ...

- GENERAL NOTES:
• CURRENT ZONING: OFFICE/SERVICE
• PROPOSED ZONING: NR2, NEIGHBORHOOD RETAIL
• SITE IS IN CRC COMMUNITY RETAIL COMMERCIAL DISTRICT

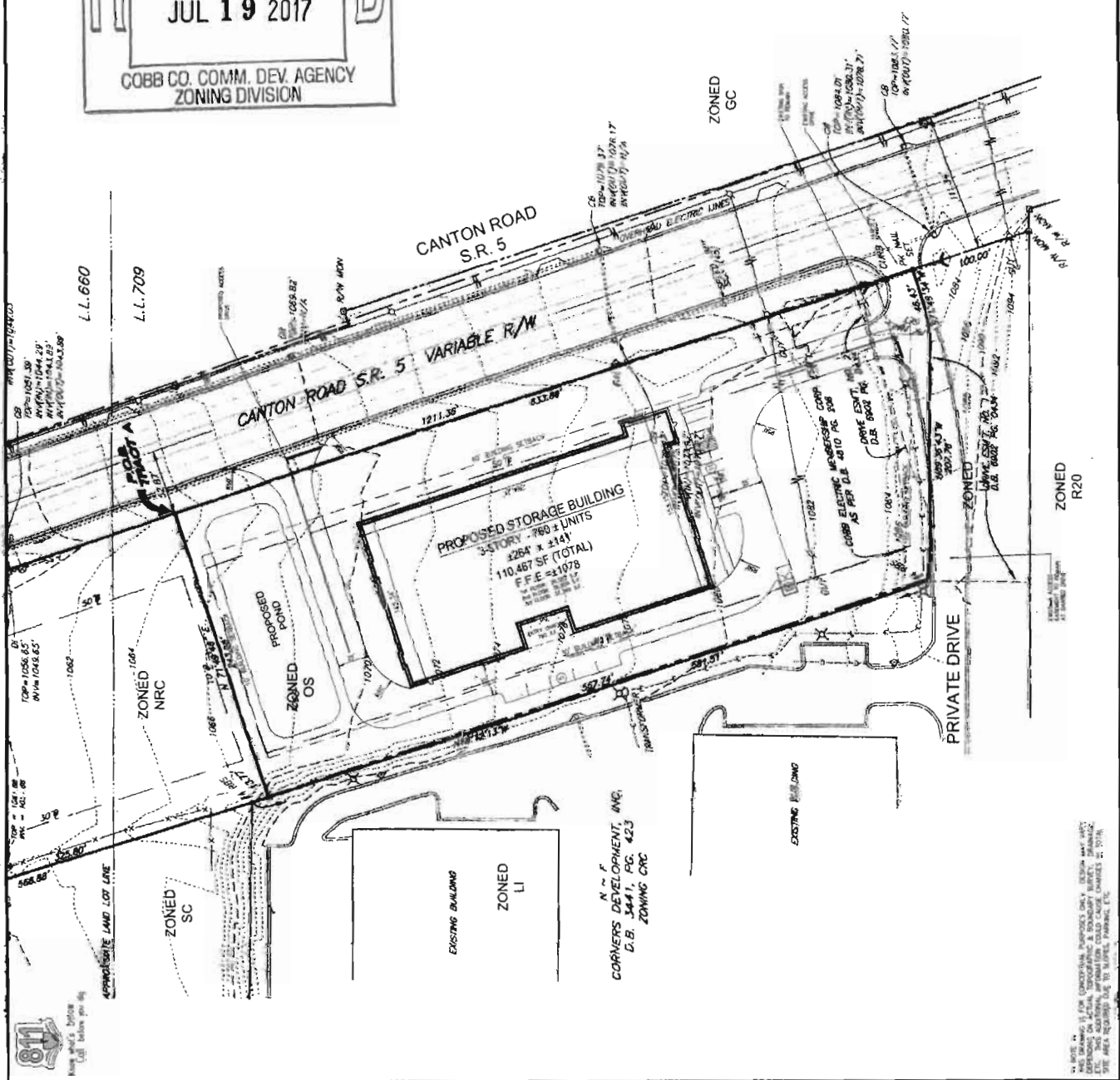


Not For Construction

CONCEPTUAL SITE PLAN



RECEIVED
JUL 19 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



CORNERS DEVELOPMENT, INC.
D.B. 3441, PG. 423
ZONING CRC

NOTE:
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DESIGN AND CONSTRUCTION SHALL BE BASED ON THE INFORMATION PROVIDED HEREON. THIS INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE AREA REQUIRED FOR THIS PROJECT IS SUBJECT TO CHANGE WITHOUT NOTICE.

APPLICANT: Storage Development Group

PETITION NO: Z-50

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: NRC

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

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 _____ **VOTE** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

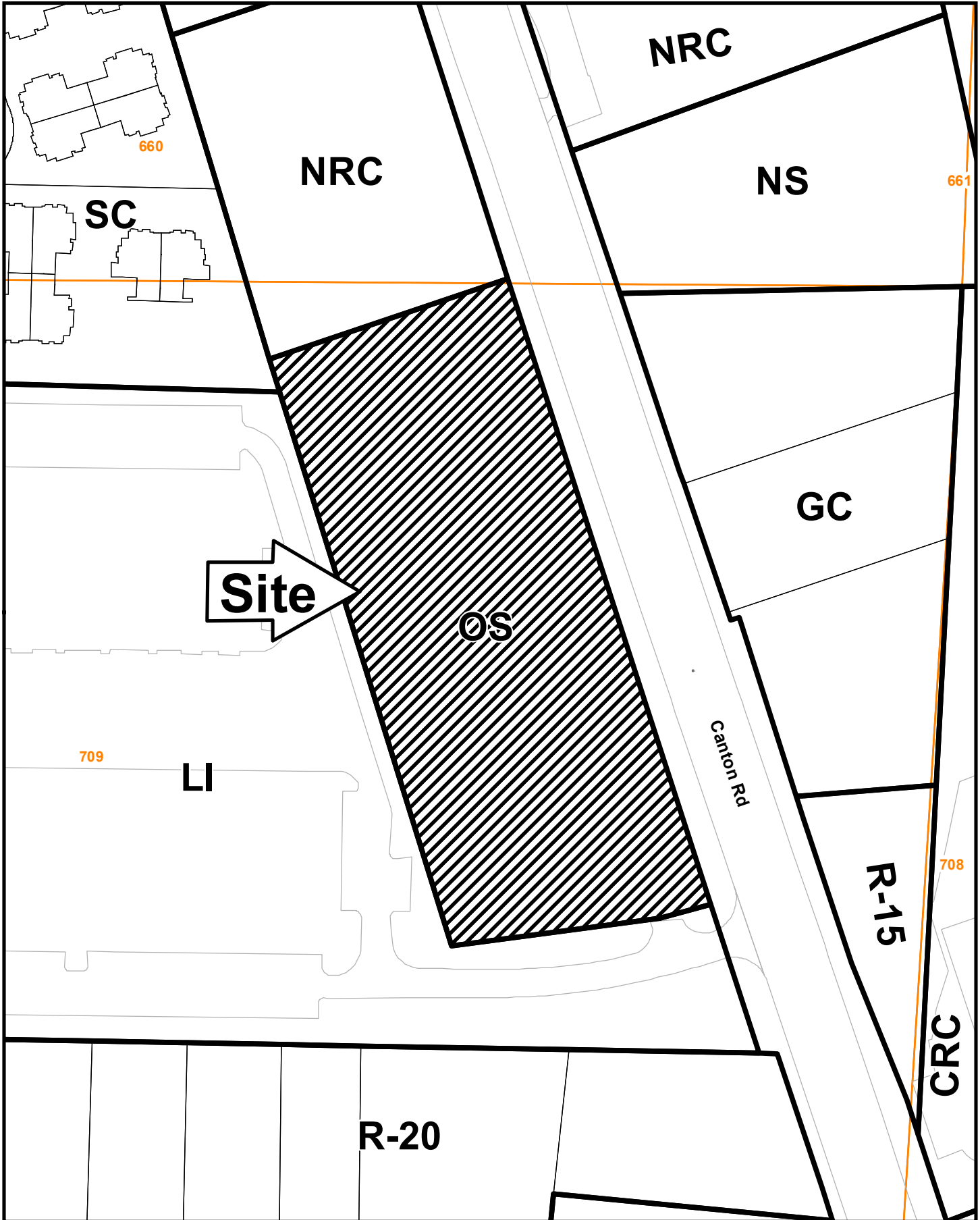
REJECTED _____ **SECONDED** _____

HELD _____ **VOTE** _____

STIPULATIONS:



Z-50 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.: Z-50

PRESENT ZONING: OS

PETITION FOR: NRC

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Neighborhood Activity Center (NAC)

Proposed Number of Buildings: 1 **Total Square Footage of Development:** 110,467

F.A.R.: 0.748 **Square Footage/Acre:** 32,586

Parking Spaces Required: 10 **Parking Spaces Provided:** 16

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. Access to the building by tenants is limited to the hours of 7 a.m. to 10 p.m. The applicant has indicated that the building will not exceed the maximum 35 feet in height allowed in the NRC zoning district. Applicant has provided the attached stipulations required for freestanding climate-controlled self-service storage facilities.

The applicant has concurrently filed an application for a Special Land Use Permit (SLUP-10) with this application.

Cemetery Preservation: No comment.

APPLICANT: Storage Development Goup

PETITION NO.: Z-50

PRESENT ZONING: OS

PETITION FOR: NRC

SCHOOL COMMENTS:

<u>Name of School</u>	<u>Enrollment</u>	<u>Capacity Status</u>	<u>Number of Portable Classrooms</u>
<u>Elementary</u>	<u> </u>	<u> </u>	<u> </u>
<u>Middle</u>	<u> </u>	<u> </u>	<u> </u>
<u>High</u>	<u> </u>	<u> </u>	<u> </u>

- School attendance zones are subject to revision at any time.

Additional Comments:

Approval of this petition will not have an impact on the enrollment at Cobb County schools.

FIRE COMMENTS:

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE. New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This message is to serve as an early notification to owners and developers for budgeting purposes.

Modifications may be required to incorporate the following Cobb County Fire Marshal’s Office comments:

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

APPLICANT: Storage Development Group

PETITION NO.: Z-50

PRESENT ZONING: OS

PETITION FOR: NRC

PLANNING COMMENTS:

The applicant is requesting a rezoning from OS to NRC for the purpose of a climate-controlled self-storage facility. The .3.39 acre site is located on the west side of Canton Road, north of Sylvan Drive.

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 Neighborhood Activity Center (NAC) future land use category, with OS zoning designation. The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Specific Area Policy Guidelines:

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

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)

Master Plan/Corridor Study

The property is located within the boundary of the Canton Road Corridor Study

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Design Guidelines

Is the parcel in an area with Design Guidelines? Yes No

If yes, design guidelines area Canton Road Design Guidelines

Does the current site plan comply with the design requirements?

- Pedestrian access to buildings
 Yes No Not applicable
- Streetscape elements
 Yes No Not applicable
- Building Frontage
 Yes No Not applicable
- Parking Standard
 Yes No Not applicable
- Architecture standard

APPLICANT: Storage Development Group

PRESENT ZONING: OS

PETITION NO.: Z-50

PETITION FOR: NRC

PLANNING COMMENTS:

CONT.

Yes No Not applicable

YES indicates applicant has met the corresponding issue.

NO indicates applicant has not met the corresponding issue and/or there is not enough information provided.

N/A indicates issue is not applicable.

Incentive Zones

Is the property within an Opportunity Zone? Yes No

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 Canton Road 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?

CZ (Clear Zone)

APZ I (Accident Potential Zone I)

APZ II (Accident Potential Zone II)

Noise Zone

Bird / Wildlife Air Strike Hazard (BASH) area

APPLICANT Storage Development Corp

PETITION NO. Z-050

PRESENT ZONING OS

PETITION FOR NRC

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 / W side of Canton Road

Additional Comments:

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

SEWER COMMENTS:

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: 180' N w/easement

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

Treatment Plant: Noontday

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: Storage Development Group

PETITION NO.: Z-50

PRESENT ZONING: OS

PETITION FOR: NRC

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.: Z-50

PRESENT ZONING: OS

PETITION FOR: NRC

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.

APPLICANT: Storage Development Group

PETITION NO.: Z-50

PRESENT ZONING: OS

PETITION FOR: NRC

TRANSPORTATION COMMENTS:

REVISED 8-21-17

ROADWAY	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Canton Road	Arterial	45 mph	Cobb County	100'

ROADWAY	LOCATION	AVERAGE DAILY TRIPS	LEVEL OF SERVICE
Canton Road	South of Blackwell Lane	27,100	D

*Based on 2015AADT counting data taken by GDOT, as published on their website, for Canton Road.
 Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for local roads from this data source.
 LOS C or D is acceptable based on GDOT Design Policy Manual criteria.*

COMMENTS AND OBSERVATIONS

Canton Road is classified as an arterial and according to the available information the existing right-of-way does 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 sidewalk along the Canton Road frontage.

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

STAFF RECOMMENDATIONS

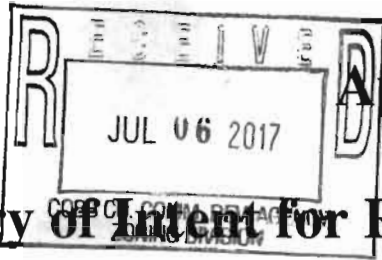
Z-50 STORAGE DEVELOPMENT GROUP

- 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 office/warehouse, heating and air contractor's office, single-family houses and condominiums.
- B. It is Staff's opinion that the applicant's rezoning proposal will not have an adverse effect on the usability of adjacent or nearby property. With the uses mentioned above and the proposed facility's location on Canton Road, the proposed storage facility should not have an adverse effect on those properties.
- 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*, which delineates this property as being within the Neighborhood Activity Center (NAC) land use category. The NAC future land use category is to provide for areas that serve neighborhood residents and businesses. The proposed use is permitted under NRC.
- 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 proposed use would be suitable given the character of the area and the existing single-family, condominium, retail and office/warehouse uses could benefit from the services offered by the facility. The proposed use 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 subject to the following conditions:

1. Site plan received by the Zoning Division 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.



Application No. 250
Sept. 2017

Summary of Intent for Rezoning

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

- a) Proposed unit square-footage(s): N/A
- b) Proposed building architecture: _____
- c) List all requested variances: _____

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

- a) Proposed use(s): Climate Control Self-Storage
- b) Proposed building architecture: Combination Brick, EIFS, Stone, and paint. Arch elevation to be provided separately.
- c) Proposed hours/days of operation: Typ. Office hours are daily 9am to 6pm. Owners have access via code/key card to units.
- d) List all requested variances: None

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

attached

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



July 1, 2017

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



RE: Proposed Rezoning -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.

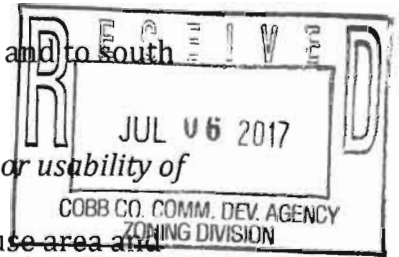
Stormwater detention will be provided on site with a proposed detention pond. Landscaping will be provided to meet current Cobb County requirements. The proposed building architecture is intended to meet current architectural guidelines established by the county.

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 the rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property.

Yes, 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 the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.

No, 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 the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The proposed zoning to NRC would be more appropriate for this location. Surrounding properties are zoned LI, NRC, and GC.

(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 storage facility is a low traffic generator and low volume water/sewer demands and would not adversely affect the surrounding properties and schools.

(e) Whether the zoning proposal is in conformity with the policy and intent of the land use plan.

Yes the rezoning to NRC is in conformity with the land use plan.

(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.

This area has commercial zonings adjacent and the rezoning would be appropriate.

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,

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.

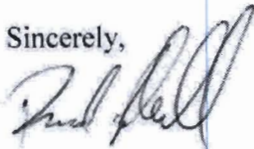
9. There shall be no storage of recreational vehicles and no dry storage of pleasure boats of any type customarily maintained by private individuals for their personal use.
10. There shall be no storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals.
11. No units 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

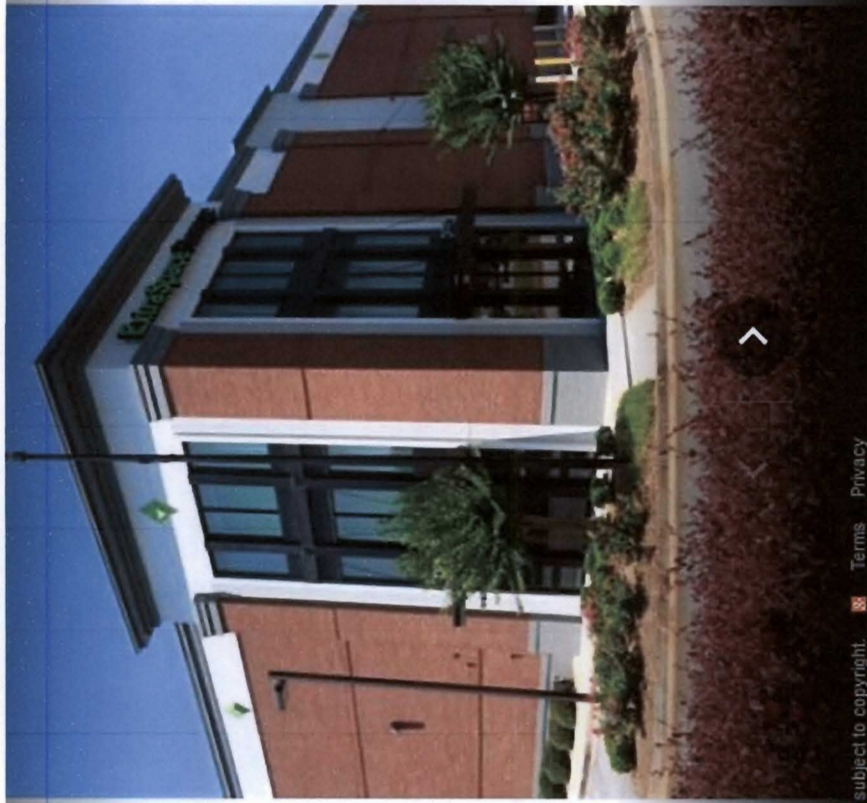


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RECEIVED
AUG 14 2017
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

