

**JULY 17, 2018 ZONING HEARING
“OTHER BUSINESS”
COMMISSION DISTRICT 2**

ITEM OB-036

PURPOSE

To consider a site plan approval for Vinings Storage, LCC regarding rezoning application Z-16 and SLUP-4 of 2018 for property located on the north side of Mount Wilkinson Parkway, on the east side of Spring Hill Parkway and on the west side of I-285 Land Lot 844 of the 17th District.

BACKGROUND

The subject property was zoned to Regional Retail Commercial (RRC) earlier this year for a climate controlled self-service storage facility with a small area for hair salon suites. At that time, the proposal was approved for one three-story building with a basement that was 98,916 square feet in size on parcel 1, with proposed parcel 2 to be approved by the Board of Commissioners. The Georgia Department of Transportation has a proposed project to add two more west bound lanes on I-285 which impacts this property's width. The applicant would like to revise the site plan to move the improvement towards Spring Hill Parkway. Under the new proposal, there would be one building on parcel 1 that would be five-stories in height with 98,740 square-feet. This building would still have hair salon suites within the building. Parcel 2 would have a five-story building with 120,000 square feet of climate controlled storage. As proposed, the development meets building setbacks, impervious surface limitations, and parking requirements. If approved all other zoning stipulations would remain in effect.

RECOMMENDATION

The Board of Commissioners conduct a Public Hearing and consider the proposed site plan approval.

ATTACHMENTS

Other Business application, proposed site plan, and stipulations.

Application for "Other Business"

OB-036-2018

Cobb County, Georgia

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

BOC Hearing Date Requested: July 17, 2018

Applicant: Vinings Storage, LLC **Phone #:** (404) 272-2518
(applicant's name printed)

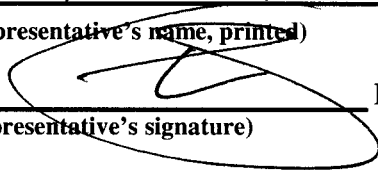
Address: P. O. Box 515, Kingston, GA 30145-0515 **E-Mail:** tommlinder@yahoo.com

SAMS, LARKIN, HUFF & BALLI, LLP

by: Garvis L. Sams, Jr.

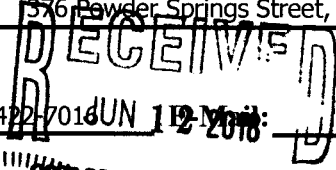
Address: 576 Powder Springs Street, Suite 100, Marietta, GA 30064

(representative's name, printed)

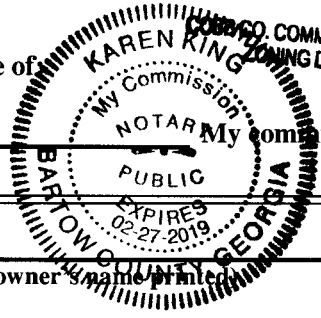


Phone #: 770-422-7018 **E-Mail:** gsams@slhb-law.com

(representative's signature)



Signed, sealed and delivered in presence of



COBB COUNTY COMM. DEV. AGENCY
ZONING DIVISION

Karen L. King

Notary Public

My commission expires: 2-27-19

Titleholder(s): See Attached **Phone #:** _____
(property owner's name printed)

Address: _____ **E-Mail:** _____

(Property owner's signature)

Signed, sealed and delivered in presence of:

My commission expires: _____

Notary Public

Commission District: 2 (Ott) **Zoning Case:** Z-16 and SLUP-4

Size of property in acres: 6.45+ **Original Date of Hearing:** April 17, 2018

Location: On the north side of Mount Wilkinson Parkway, on the east side of Spring Hill Parkway and on the west side of I-285.
(street address, if applicable; nearest intersection, etc.)

Land Lot(s): 844 **District(s):** 17th

State specifically the need or reason(s) for Other Business: To address GDOT's future plans for the I-285 Top End

Project, the Applicant is submitting a redesign of the layout in accordance with the site plan included in this Other Business Application. This

submission also follows the dictates of the Board of Commissioners' Minutes (Z-16 & SLUP-4 [2018]) which specifically states:

"Potential additional development on the subject property shall be subject to review and approval by the entire Board of Commissioners by way of the submission and resultant notification procedures as a part of an Other Business Application." (March 13, 2018 Stipulated Letter, Page 5, Paragraph No. 13)

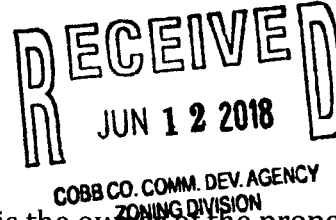
(List or attach additional information if needed)

* Applicant specifically reserves the right to amend any information set forth in this Other Business Application or any other portion of the Application, at any time during the Other Business process.

ATTACHMENT TO APPLICATION FOR OTHER BUSINESS

Application No.: OB-36
BOC Hearing Date: July 17, 2018

Applicant: Vinings Storage, LLC
Titleholder: Mid-America Apartments, L.P.
(POST APARTMENT HOMES LP)
Parcel #: 17084400700



The undersigned(s) below, or as attached, is the owner of the property considered in this application.

Mid-America Apartments, L.P.
by: Mid-America Apartment Communities, Inc.

Wahid Waf 6/17/2018
Signature of Owner Date

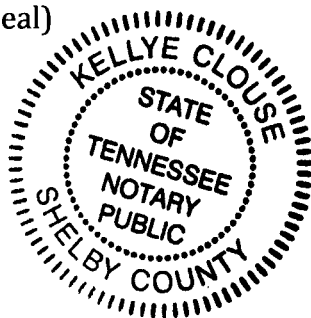
Title: SVP, CEO and Corporate Secretary

Address: 6815 Poplar Ave, Ste 500
Germentown, TN 38138

Telephone No.: 901-248-4126

Kellye Clouse 6-7-18
Signature of Notary Public Date

(Notary Seal)

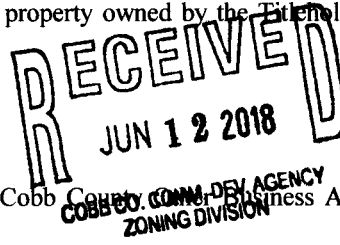


My Commission Expires July 28, 2018

CERTIFICATE REGARDING CORPORATE AUTHORITY TO OTHER BUSINESS APPLICATION

1.

My name is Leslie B.C. Wolfganag. I am the officer who is delegated the responsibility for authenticating records of Mid-America Apartment Communities, Inc., the sole general partner of *Mid-America Apartments, L.P.*, a Tennessee limited partnership (the "Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Application for Other Business regarding certain real property owned by the Titleholder located in Cobb County, Georgia.



2.

In accordance with the Requirements for Completing a Cobb County Other Business Application, I hereby attest on behalf of the Titleholder that I have reviewed the Other Business Application and related documents which are being filed simultaneously therewith by the Applicant (collectively, the "Other Business Application") to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the Other Business Application is in fact the seal of Mid-America Apartment Communities, Inc. the sole general partner of the Titleholder or a true facsimile thereof; and
- (b) That the officer or other representative of the Titleholder who executed the Other Business Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Other Business Application on behalf of the Titleholder, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Other Business Application and the filing of the Other Business Application is with the express permission of the Titleholder.

MID-AMERICA APARTMENTS, L.P.

by: Mid-America Apartment Communities, Inc., its general partner

By: Leslie B.C. Wolfgang (CORPORATE SEAL)

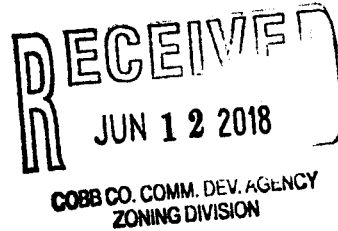
Leslie B.C. Wolfgang
SVP and Corporate Secretary



ATTACHMENT TO APPLICATION FOR OTHER BUSINESS

Application No.: OB - 36
BOC Hearing Date: July 17, 2018

Applicant: Vinings Storage, LLC
Titleholder: Spring Land, LLC
Parcel #: 17084400690



The undersigned(s) below, or as attached, is the owner of the property considered in this application.

SPRING LAND, LLC
BY: Post Asset Management, Inc., its sole member

Walter Waj 6/7/2018
Signature of Owner Date

Title: EVP and Corporate Secretary

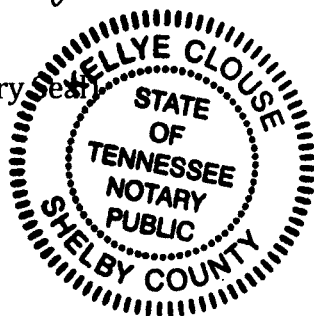
Address: 6815 Poplar Ave., Ste. 500
Cormantown, TN 38138

Telephone No.: 901-248-4126

Shellye Clouse 6-7-18
Signature of Notary Public Date

My Commission Expires July 28, 2018

(Notary Seal)



CERTIFICATE REGARDING CORPORATE AUTHORITY TO PURSUE
OTHER BUSINESS APPLICATION

RECEIVED
JUN 12 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

1.

My name is Leslie B.C. Wolfgang. I am the officer who is delegated the responsibility for maintaining records of Post Asset Management, Inc., the sole member of *Spring Land, LLC*, a Georgia limited liability company (the "Titleholder"). I am of legal age and suffer from no disabilities which would affect my competence to give this Certificate which is being given on my own personal knowledge for use with respect to the Applicant's Other Business Application regarding certain real property owned by the Titleholder Company located in Cobb County, Georgia.

2.

In accordance with the Requirements for Completing a Cobb County Other Business Application, I hereby attest on behalf of the Titleholder Company that I have reviewed the Other Business application and related documents which are being filed simultaneously therewith by the Applicant (collectively, the "Other Business Application") to which this Certificate is attached and hereby certify:

- (a) That corporate seal or facsimile affixed to the Other Business Application is in fact the seal of Post Asset Management, Inc., the sole member of the Titleholder or a true facsimile thereof; and
- (b) That the officer who executed the Other Business Application does in fact occupy the official position indicated, that the position that the signer occupies has the authority to execute the Other Business Application on behalf of the Titleholder, and that the signature of said officer or other representative is genuine; and
- (c) That the execution of the Other Business Application and the filing of the Other Business Application by the Applicant is with the express permission of the Titleholder.

SPRING LAND, LLC

By: Post Asset Management, Inc. its sole member

By: Leslie Wolfgang (CORPORATE SEAL)

Leslie B.C. Wolfgang
EVP and Corporate Secretary



BUILDING SUMMARY:

Parcel A
 Parcel B
 Parcel C
 Parcel D
 Parcel E
 Parcel F
 Parcel G
 Parcel H
 Parcel I
 Parcel J
 Parcel K
 Parcel L
 Parcel M
 Parcel N
 Parcel O
 Parcel P
 Parcel Q
 Parcel R
 Parcel S
 Parcel T
 Parcel U
 Parcel V
 Parcel W
 Parcel X
 Parcel Y
 Parcel Z

NOTES:

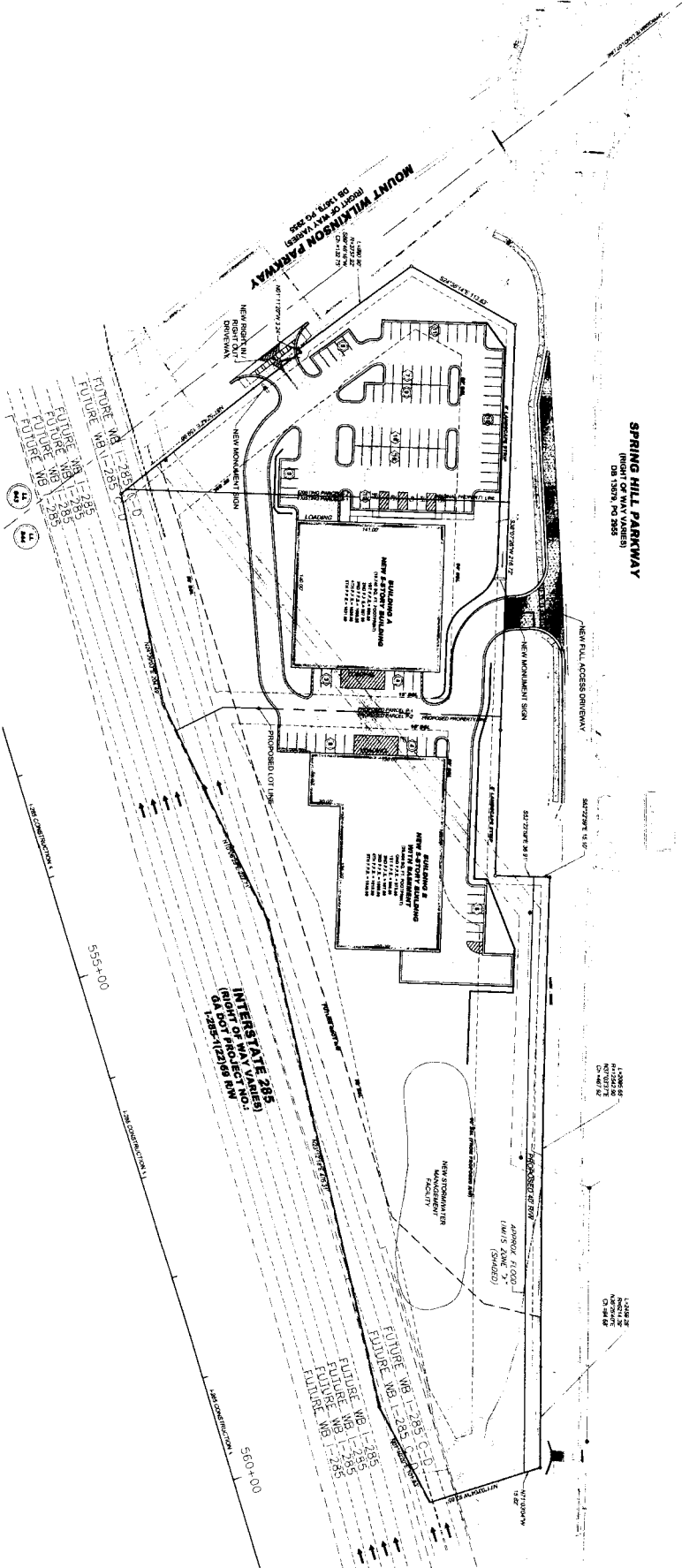
1. The proposed development is shown in accordance with the site plan and zoning ordinance.
 2. The proposed development is shown in accordance with the site plan and zoning ordinance.
 3. The proposed development is shown in accordance with the site plan and zoning ordinance.
 4. The proposed development is shown in accordance with the site plan and zoning ordinance.
 5. The proposed development is shown in accordance with the site plan and zoning ordinance.
 6. The proposed development is shown in accordance with the site plan and zoning ordinance.
 7. The proposed development is shown in accordance with the site plan and zoning ordinance.
 8. The proposed development is shown in accordance with the site plan and zoning ordinance.
 9. The proposed development is shown in accordance with the site plan and zoning ordinance.
 10. The proposed development is shown in accordance with the site plan and zoning ordinance.

TAX PARCEL ID:

17084400690 (PARCEL B-1)
 17084400700 (PARCEL B-2)
 SITE AREA
 PARCEL A
 PARCEL B
 PARCEL C
 PARCEL D
 PARCEL E
 PARCEL F
 PARCEL G
 PARCEL H
 PARCEL I
 PARCEL J
 PARCEL K
 PARCEL L
 PARCEL M
 PARCEL N
 PARCEL O
 PARCEL P
 PARCEL Q
 PARCEL R
 PARCEL S
 PARCEL T
 PARCEL U
 PARCEL V
 PARCEL W
 PARCEL X
 PARCEL Y
 PARCEL Z

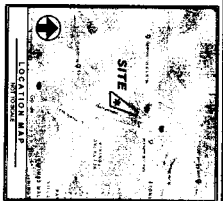
CURRENT SITE ZONING:

PARCEL B-1 RRC (REGIONAL RETAIL COMMERCIAL)
 PARCEL B-2 RRC (REGIONAL RETAIL COMMERCIAL)
 BUILDING SETBACK LINES



RECEIVED
 JUN 15 2018
 COBB CO. COMMUNITY AGENCY
 ZONING DIVISION

REVISED



OWNER/DEVELOPER:
VININGS STORAGE
 45 G. HOWARD STREET
 KENNESAW, GA 30144
 770.427.2519

NO.	REVISIONS	DATE	DESCRIPTION
1	ISSUED FOR PERMIT		
2	REVISED		
3	REVISED		
4	REVISED		
5	REVISED		
6	REVISED		
7	REVISED		
8	REVISED		
9	REVISED		
10	REVISED		

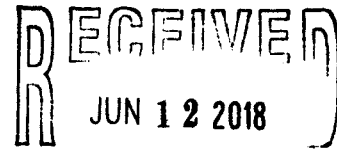
REZONING PLAN
VININGS STORAGE

ZONED RRC PER ZONING CASES 2-16 & 5-L14-P
 SPR 0214-00023 - LAND LOT 544 - 17TH DISTRICT - 2ND SECTION - COBB COUNTY - GEORGIA

Travis Pruitt
 Associates, Inc.
 4317 Park Drive, Suite 400
 Marietta, Georgia 30067
 Phone: (770) 416-7311
 Fax: (770) 416-8788
 www.travispruitt.com
 CONTACT PERSON: DAVID S. BLUMBERG

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DATE: 06/15/2018
 TIME: 11:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

REGULAR AGENDA (CONT.)

Z-5 **PULTE HOME COMPANY, LLC** (CP Old Towne, LLC, owner) requesting Rezoning from **PSC** to **RM-12** for the purpose of Townhouses in Land Lot 86 of the 1st District. Located on the southwest corner of Olde Towne Parkway and Olde Towne Lane. *(Previously continued by the Board of Commissioners from their March 20, 2018, hearing until the April 17, 2018, Board of Commissioners' hearing)*

The public hearing was opened, and Mr. James Balli, Ms. Sarah Patterson, and Mr. Roger Phelps addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Ott, second by Cupid, to approve Z-5 to the RM-12 zoning category, subject to:

1. *Revised* site plan dated April 10, 2018, and submitted at today's hearing (attached and made a part of these minutes), with final approval by the District Commissioner, to include location of units
2. Letter of agreeable conditions from Mr. James Balli dated March 14, 2018 (attached and made a part of these minutes)
3. All elevations to be approved by the District Commissioner
4. Landscape plan to be approved by the District Commissioner
5. Staff comments and recommendations, *not otherwise in conflict*, with this motion and the March 14, 2018 letter

VOTE: **ADOPTED 5-0**

Chairman Boyce called for a lunch break at 12:20 p.m.; the hearing reconvened at 1:27 p.m.

By general consensus, companion cases Z-16 and SLUP-4 (Vinings Storage, LLC) were heard concurrently, but voted on separately.

Z-16 **VININGS STORAGE, LLC** (Spring Land, LLC, Mid-America Apartments, L.P., owners) requesting Rezoning from **RMR** and **CRC** to **RRC** for the purpose of a Climate-Controlled Self-Service Storage Facility in Land Lot 844 of the 17th District. Located on the north side of Mount Wilkinson Parkway, on the east side of Spring Hill Parkway, and on the west side of I-285. *(Previously continued by Staff from the March 6, 2018, Planning Commission hearing until the April 3, 2018, Planning Commission hearing)*

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
APRIL 17, 2018
PAGE 10

REGULAR AGENDA (CONT.)

Z-16 &
SLUP-4 VININGS STORAGE, LLC (CONT.)

SLUP-4 VININGS STORAGE, LLC (Spring Land, LLC, Mid-America Apartments, L.P., owners) requesting a **Special Land Use Permit** for the purpose of a Climate Controlled Self-Service Storage Facility in Land Lot 844 of the 17th District. Located on the north side of Mount Wilkinson Parkway, on the east side of Spring Hill Parkway, and on the west side of I-285. *(Continued by Staff from the March 6, 2018, Planning Commission hearing until the April 3, 2018, Planning Commission hearing)*

The public hearing was opened, and Mr. Garvis L. Sams, Jr., Mr. Abdul Amer, Mr. Maurice Anderson, and Mr. Michael Robieson addressed the Board. Following presentation and discussion, the following motion was made:

MOTION: Motion by Ott, second by Weatherford, to **approve** Z-16 to the RRC zoning category, subject to:

1. **Final site plan to be approved by the District Commissioner**
2. **Letters of agreeable conditions from Mr. Garvis L. Sams, Jr. dated March 13, 2018, and April 16, 2018 (attached and made a part of these minutes)**
3. **Final elevations to be approved by the District Commissioner**
4. **Self-storage and hair salon suites uses *only***
5. **Landscape to be approved by the District Commissioner**
6. **Staff comments and recommendations, *not otherwise in conflict*, with the *exception of* Department of Transportation comment regarding having only a right-in off Mount Wilkinson Parkway**

VOTE: **ADOPTED 5-0**

Clerk's Note: Applicant to work with DOT to see if the entrance can be moved.

MOTION: Motion by Ott, second by Birrell, to **approve** SLUP-4, subject to:

1. **Staff comments and recommendations, *not otherwise in conflict***

VOTE: **ADOPTED 5-0**

Min. Bk. 84 Petition No. 7-16
Doc. Type 3-13-18 letter
Meeting Date 4-17-18

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

ADAM J. ROZEN

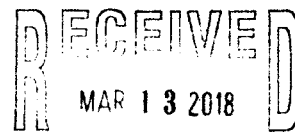
SLHB-LAW.COM

March 13, 2018

(REVISED SITE PLAN AND REVISED ELEVATIONS)

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



COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Re: Application of Vinings Storage, LLC to Rezone a 6.45± Acre Tract from CRC & RMR to RRC (No. Z-16)

Application of Vinings Storage, LLC for a Special Land Use Permit (No. SLUP-4)

Dear John:

This firm represents Vinings Storage, LLC ("Vinings Storage") concerning the above-captioned Applications for Rezoning and Special Land Use Permit (the "Applications"). The Applications are scheduled to be heard and considered by the Cobb Planning Commission on April 3, 2018 and, thereafter, the Applications are scheduled to be heard and considered for final by the Cobb County Board of Commissioners ("BOC") on April 17, 2018.

During the pendency of these Applications we have established a dialogue with the County's Professional Planning & Zoning Staff; Cobb DOT; the County's Stormwater Management Division; and, other County departmental/division representatives. Additionally, we have been made aware of interest in the Applications expressed by members of the public; property owners within this sub-area of the Cumberland-Galleria Regional Activity Center ("RAC"); and, representatives of the RAC's Community Improvement District ("CID"). With respect to that input, this letter will serve as Vinings Storage's expression of agreement with the following revised stipulations which shall become conditions and a part of the grant of the requested Applications and binding upon the subject property thereafter:

SAMS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP

Petition No. 7-116
Meeting Date 4-17-18
Continued

VIA HAND DELIVERY & EMAIL:

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
March 13, 2018
Page 2

1. The revised 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 Applications.
2. The architectural style, composition and design of the proposed building shall be in substantial conformity to the revised renderings/elevations which are being formally submitted concurrently herewith. Said renderings/elevations depict exterior materials on all four (4) sides of the building consisting primarily of brick and other cementitious components.¹
3. The rezoning of the subject property shall be from CRC & RMR to RRC, for the development of a CCSSSF with a small retail component, in substantial conformity to the Revised Site Plan which is being submitted concurrently herewith.²
4. The hours of operation for the CCSSSF offices shall be from 8:00 a.m. until 7:00 p.m. (Monday-Saturday) and from 1:00 p.m. until 6:00 p.m. on Sundays. There shall be no access whatsoever to the proposed building from midnight until 6:00 a.m. Access to the building shall be facilitated with entry being via key cards and/or punch code pads. Activity within strategic locations throughout the facility shall be monitored by meaningfully positioned video security systems.
5. Utilization of low-intensity, environmental-type lighting which shall be subject to review and approval by staff. All exterior lighting shall be shielded and direct illumination shall be confined within the perimeter of the subject property. During the Plan Review Process, Vinings Storage shall submit a specific Photometric plan which will also reflect (to the extent security is not compromised) meaningfully positioned security protocols.

¹ Originally, Vinings Storage submitted these Applications which depicted three (3) separate Climate Controlled Self-Service Storage Facilities ("CCSSSF") buildings consisting of a total of 279,796 sq. ft. The current revised proposal includes one (1) building, three (3) stories with a basement which is a total of 98,916 sq. ft. at a Floor Area Ratio ("FAR") of 0.36 which is well below the maximum FAR of 2.0.

² The subject property is located in an area under Cobb County's Future Land Use Map ("FLUM") which is designated as a Regional Activity Center ("RAC") and is situated at the confluence of I-285, Mount Wilkinson Parkway and Spring Hill Parkway. The proposal is consistent with both the FLUM and the County's Comprehensive Land Use Plan.

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

Petition No. 7-16
Meeting Date 4-17-18
Continued

VIA HAND DELIVERY & EMAIL:

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
March 13, 2018
Page 3

6. Compliance with recommendations from the Stormwater Management Division with respect to detention, hydrology and downstream considerations, including the ultimate location and configuration of on-site detention and/or water quality components.³
7. Compliance with recommendations from the Cobb County Fire Department regarding Life-Safety and Fire Prevention Issues, including the following:
 - a. Compliance with regulations requiring a minimum of 150' "hose pull" concerning fire protection for the proposed building.
 - b. The installation of automated/computerized sprinkler systems within the building.
 - c. Compliance with International Fire Code ("IFC") Section 510 regarding Emergency Notification to satisfy public safety and life safety protocols.
8. Compliance with recommendations from the Cobb County Water System with respect to availability and capacity concerning water and sewer lines, respectively, which serve the subject property.⁴
9. Taking into consideration recommendations from the Cobb County Department of Transportation ("DOT") and A&R Engineering, Inc. ("A&R"), Vinings Storage agrees to the following stipulations which shall become conditions and a part of the grant of the requested Applications, as follows:
 - a. Right-in/right-out access to and from Mt. Wilkinson Parkway.
 - b. Full access and turning movements on Spring Hill Parkway as shown on the Revised Site Plan. The geometry of that point of ingress/egress and any deceleration lane associated with that point are dictated by existing topography but still comply with Cobb County Development Regulations.

³ The subject property includes approximately 130' of "fall" thereon and the revised site plan depicts a dramatic reduction in impervious surface and a percentage (dropping from 70.4% to 39%) which is well below the maximum of 80% impervious surface allowed within RRC developments which are also located within the confines of a RAC.

⁴ As reflected on the Revised Site Plan, there is a twenty foot (20') "Sub-Surface Sewer Easement" which traverses the subject property. However, said sewer line has been encased and buried at a significant depth under the surface of the subject property and poses no impediment to the development of the site (Cobb County Project No. S2404 and as more fully described in Deed Book 8938, Page 174, Cobb County, Georgia Records).

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

Petition No. 2-16
Filing Date 4-17-18
(City/State)

VIA HAND DELIVERY & EMAIL:

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
March 13, 2018
Page 4

- c. The "Trip Generation Memorandum" prepared by A&R which was submitted under separate cover is in the process of being further revised in accordance with discussions between A&R and DOT.
- d. A continuation of the dialogue established with the Georgia Department of Transportation ("GDOT"), Engineers and right-of-way acquisition personnel regarding future conceptual, operational and/or widening projects related to I-285.

At present, GDOT's conceptual plans do not exist but have been an identified project ("Managed Lane System Improvements") for the past decade. Before commencing the project, preliminary environmental studies regarding frontage on this section of the I-285 Corridor will have to be completed by GDOT.

- e. The voluntary donation and conveyance of right-of-way on Spring Hill Parkway so that the County can achieve forty feet (40') from the centerline of said right-of-way.
10. The submission of a landscape plan during the Plan Review Process subject to final review and approval by the County's Arborist. In the interim, Vinings Storage is submitting two (2) landscaping elevations (at planting and after five [5] years growth) depicting the utilization of existing and mature trees and the plantings of evergreen/fast-growing, mature Japanese Cedar Trees.

Also being submitted concurrently herewith is a rendering/elevation depicting the profile of the subject property and the building to be located thereon in juxtaposition to Spring Hill Parkway.

11. Entrance signage shall be ground-based, monument-style with finished materials and colors being in substantial conformity to the architectural style composition as aforementioned and in keeping with the signage of the CCSSSF located at the intersection of Powers Ferry Road and Windy Ridge Parkway. The revised site plan depicts a "proposed Billboard" site adjacent to I-285; however, that is not a part of these Applications and is signage that is subject to GDOT review and approval. Signage shall comply with the Cobb County Sign Ordinance.

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

District No. Z-16
Meeting Date 4-17-18
Case No. _____

VIA HAND DELIVERY & EMAIL:

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
March 13, 2018
Page 5

12. If the subject property is determined to be undevelopable for the purposes sought by Vinings Storage or, if for any reason, the closing of the subject property does not take place within twelve (12) months from the date of a successful Rezoning and granting of a Special Land Use Permit then, and in connection with such event(s), the zoning classification of the subject property shall revert to the property's original classifications of CRC and RMR without further action being necessary on the part of Cobb County or the owners of the subject property.⁵
13. Potential additional development on the subject property shall be subject to review and approval by the entire Board of Commissioners by way of the submission and resultant notification procedures as a part of an Other Business Application.
14. The District Commissioner shall have the authority to make minor modifications to the site plan, the architecture and these stipulations/conditions during 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 an adjacent property that is zoned in the same or a more restrictive zoning district.
 - c. Increase the height of the building that is adjacent to property which is zoned the same or in a more restrictive zoning district.
 - d. Change access locations to different roadways.
 - e. Increase the density; square footage of the proposed building; FAR; or, percentage of impervious surface.

⁵ The subject property was a part of a 31.38 acre tract of land which was rezoned to Residential Mid-Rise ("RMR") and Community Retail Commercial ("CRC") in 1994 (No. Z-31) and has lain idle for the past quarter of a century even though several developments for the site have been proposed at one time or another with each of these being subsequently withdrawn as a result of existing developmental obstacles which Vinings Storage has addressed and resolved in terms of engineering, hydrology and topography perspectives.

SAMS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP

Exhibit No. 2-16
Meeting Date 4-17-18
City/County

VIA HAND DELIVERY & EMAIL:

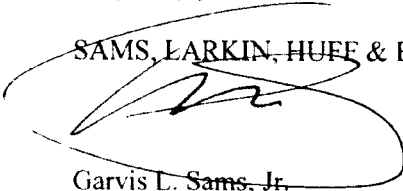
Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
March 13, 2018
Page 6

As you know, the County's Professional Staff has recommended that the Applications be approved, with said recommendation being rendered prior to the reduction in the number of buildings, the overall square footage; and, other revised features of Vining Storage's proposal.

Please do not hesitate to contact me should you or the staff require any further information or documentation prior to these Applications being heard and considered by the Planning Commission and Board of Commissioners next month. With kind regards, I am

Very truly yours.

SAMS, LARKIN, HUFF & BALLI, LLP0


Garvis L. Sams, Jr.
gsams@slhb-law.com

GLS/dls

Enclosures/Attachments

cc: Cobb County Board of Commissioners (via email w/attachments)
Mr. Robert L. Hosack, Jr., AICP, County Manager (via email w/attachments)
Members, Cobb County Planning Commission (via email w/attachments)
BOC Commission Assistants (via email w/attachments)
Mr. Dana Johnson, AICP Director (via email w/attachments)
Mr. Lee McClead, Deputy Director (via email w/attachments)
Mr. Jason S. Gaines, AICP Planning Manager (via email w/attachments)
Mr. Jason Campbell, Planner III (via email w/attachments)
Mr. Terry Martin, Planner II (via email w/attachments)
Mr. Phillip Westbrook, Planner III (via email w/attachments)
Mr. Donald Wells, Zoning Analyst (via email w/attachments)
Ms. Tannessa Bates, Zoning Analyst (via email w/attachments)
Ms. Pam Mabry, County Clerk (via email w/attachments)
Ms. Robin Pressley, Deputy County Clerk (via email w/attachments)
Mr. Robert "Rock" Toler, Fire Marshal (via email w/attachments)
Mr. David Breaden, P.E. (via email w/attachments)
Ms. Amy Diaz, P.E. (via email w/attachments)
Ms. Ashley White, P.E. (via email w/attachments)
Mr. Tim Davidson (via email w/attachments)
Mr. Frank Savini (via email w/attachments)

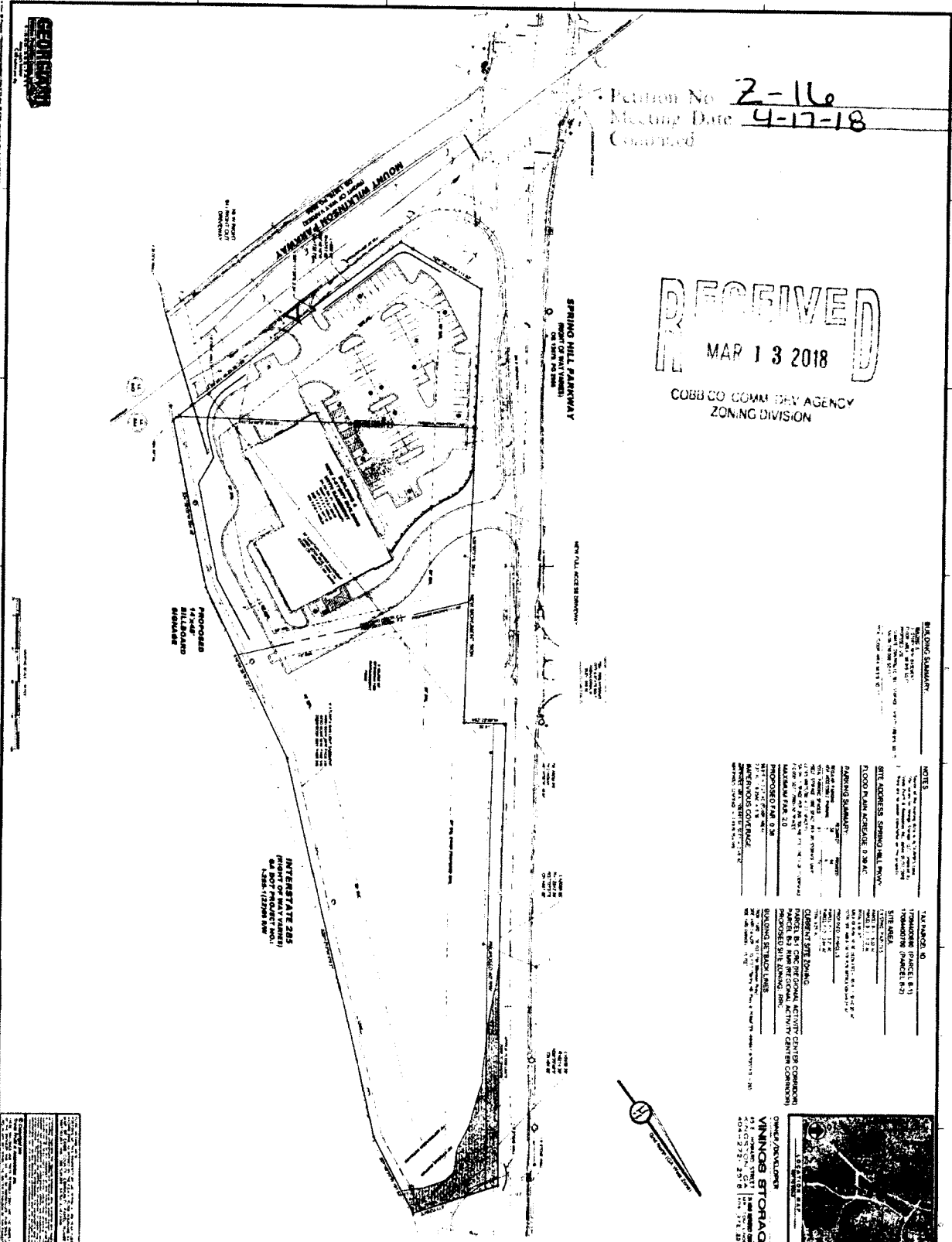
SAMS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP

Petition No. Z-16
Mortgage Date 4-17-18
Case No. _____

VIA HAND DELIVERY & EMAIL:

Mr. John P. Pederson, AICP, Manager
Cobb County Zoning Division
Community Development Agency
March 13, 2018
Page 7

- Mr. Mike Robinson, President of the Cumberland Hills HOA (via email w/attachments)
- Mr. Tom Linder, Vinings Storage, LLC (via email w/attachments)
- Mr. Travis Pruitt, P.E. (via email w/attachments)
- Mr. David Blumenthal P.E. (via email w/attachments)
- Mr. Abdul Amer, P.E. (via email w/attachments)
- Mr. Scott Stinard, AIA NCARB, Architect (via email w/attachments)
- Joel L. Larkin, Esq. (via email w/attachments)



Petition No. **2-116**
 Meeting Date **4-17-18**
 Continued

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 MAR 13 2018

COBB CO COMM DEV AGENCY
 ZONING DIVISION

BLDG. SUMMARY

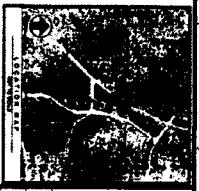
NO. OF BLDGS. 1
 TOTAL BLDG. AREA 1,100,000 SQ. FT.
 TOTAL BLDG. VOLUME 1,100,000 CU. FT.
 TOTAL BLDG. HEIGHT 100 FT.

NOTES

1. THIS SITE PLAN IS SUBMITTED IN ACCORDANCE WITH THE ZONING ORDINANCE OF COBB COUNTY, GEORGIA.
 2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COBB COUNTY ZONING COMMISSION.
 3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COBB COUNTY PLANNING DEPARTMENT.
 4. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COBB COUNTY BOARD OF COMMISSIONERS.
 5. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE COBB COUNTY BOARD OF SUPERVISORS.

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 6. CLIENT SITE ZONING
 7. CLIENT SITE ZONING
 8. CLIENT SITE ZONING
 9. CLIENT SITE ZONING
 10. CLIENT SITE ZONING



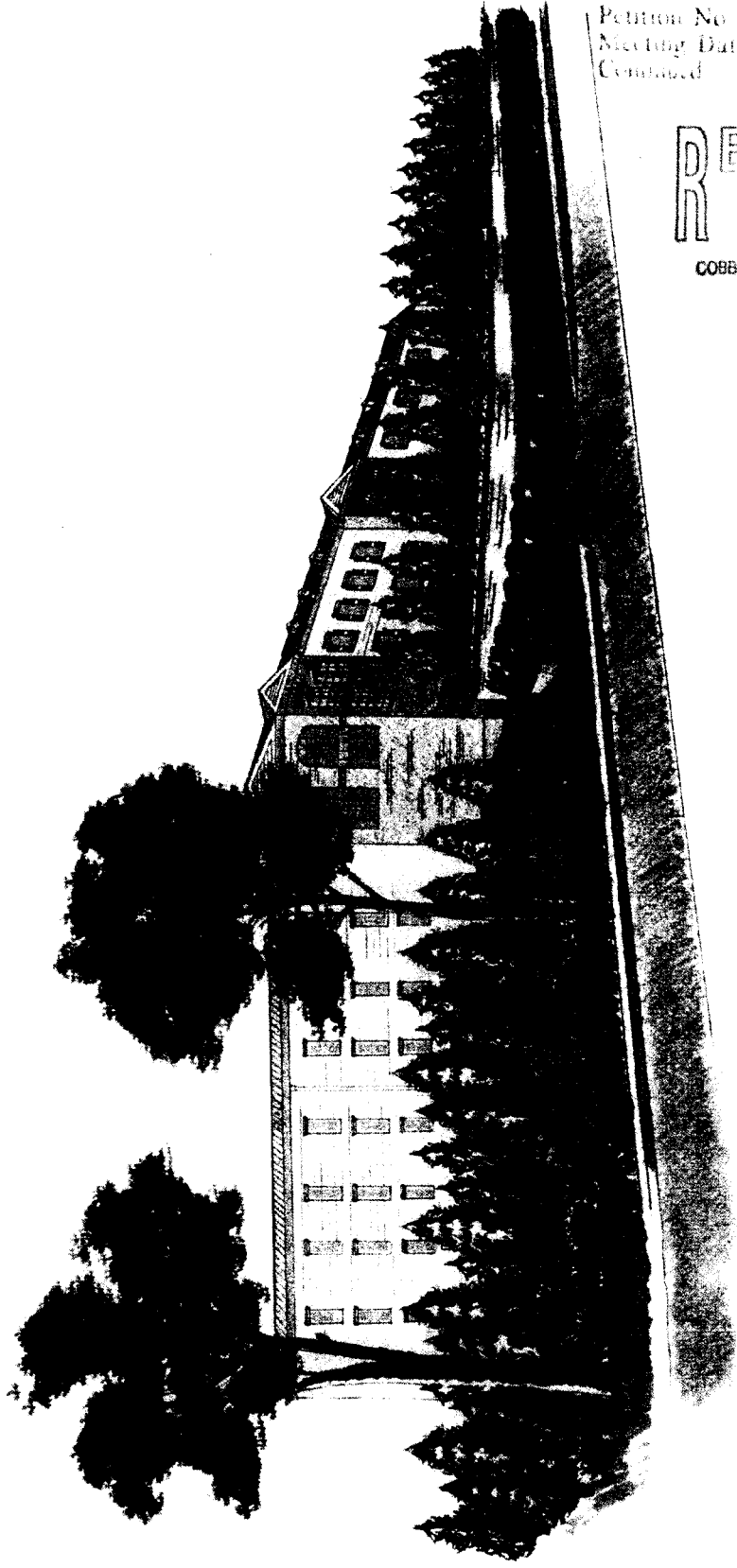
OWNER/DEVELOPER
VININGS STORAGE
 401-222-2278

DATE	DESCRIPTION
11/15/17	PRELIMINARY SITE PLAN
12/15/17	FINAL SITE PLAN
1/15/18	FINAL SITE PLAN

Petition No. Z-16
Meeting Date 4-17-18
Continued

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MAR 13 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



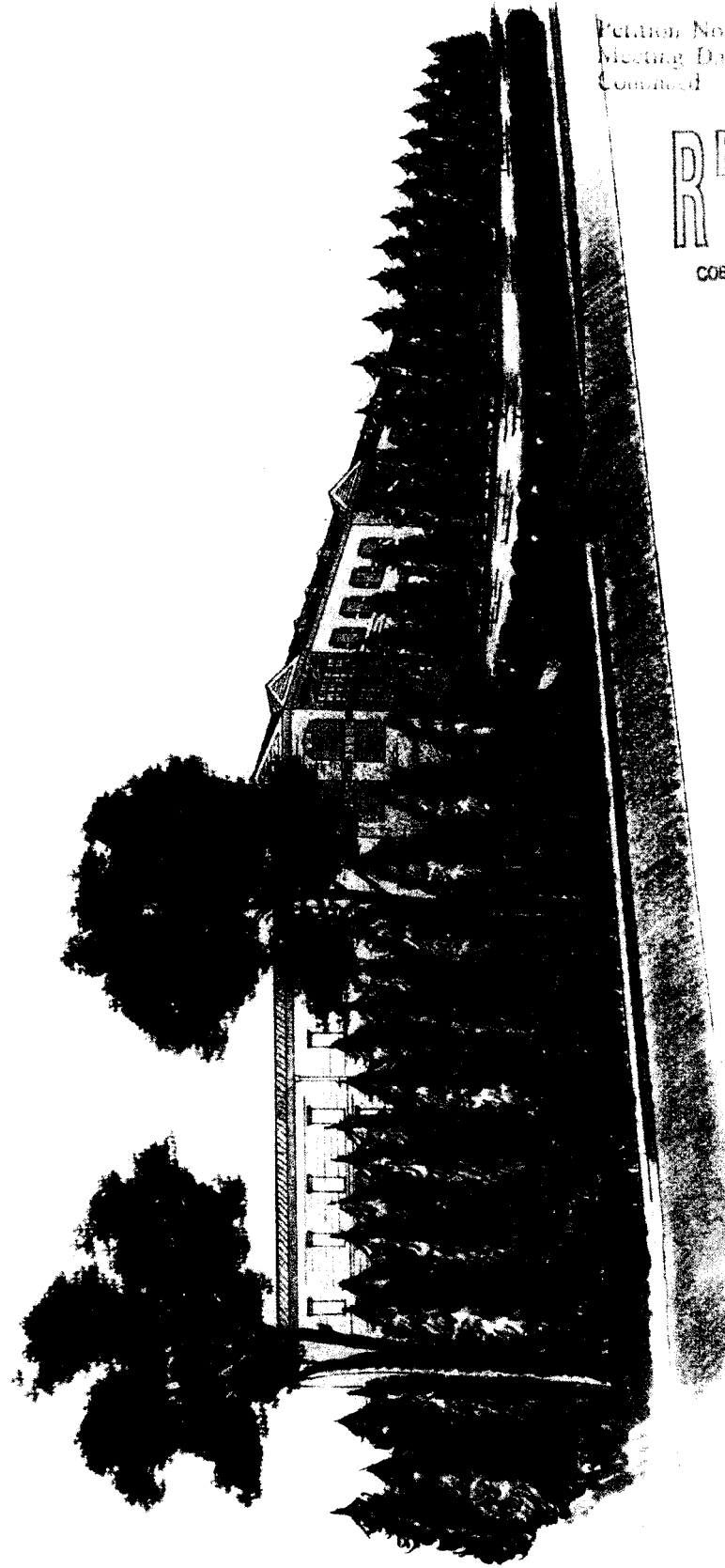
4177 Buck Drive, Suite 401
Norcross, Georgia 30071
Phone: 770.420.4271
Fax: 770.420.4276
www.manhattan.com



Petition No. Z-116
Meeting Date 4-17-18
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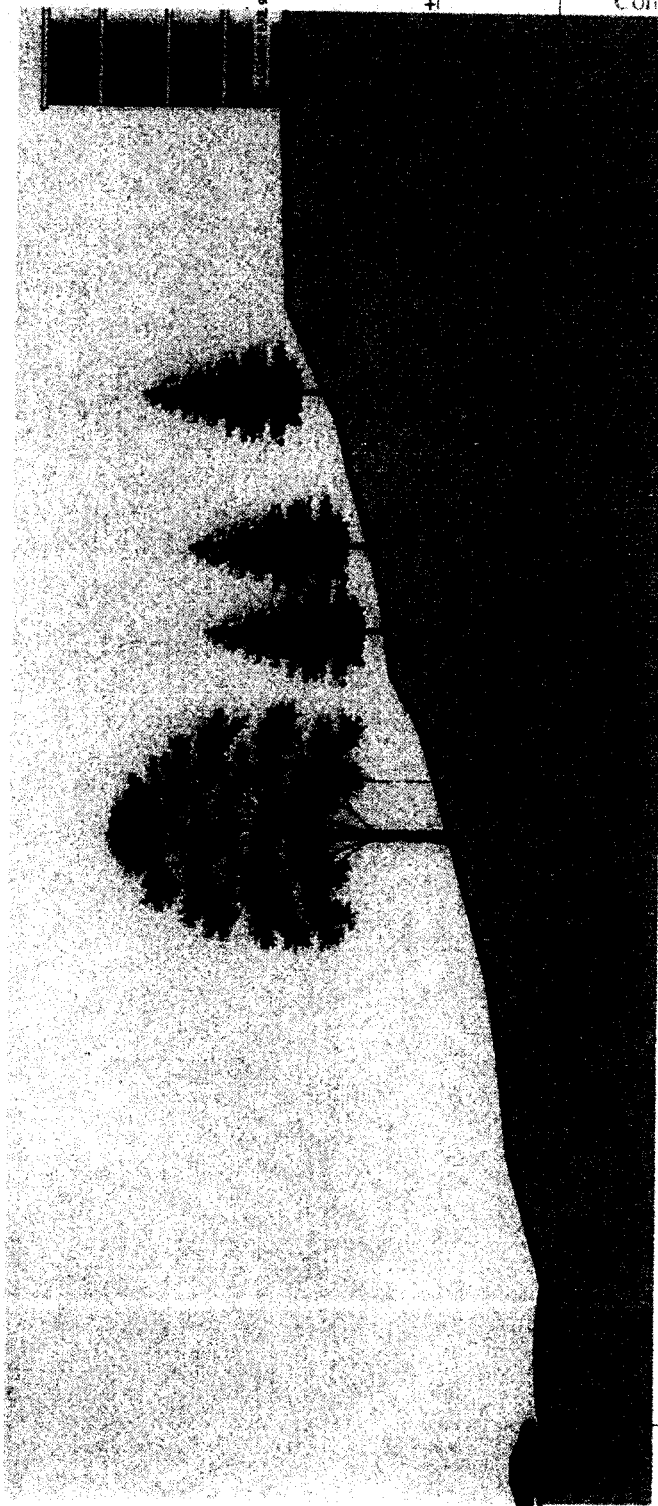
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



437 Park Drive, Suite 401
Marietta, GA 30067
Phone: (770) 416-2311
Fax: (770) 416-8799
www.cobbcounty.com



Position No. Z-16
Meeting Date 4-17-18
Continued



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COBB CO COMMUNITY DEVELOPMENT
ZONING DIVISION

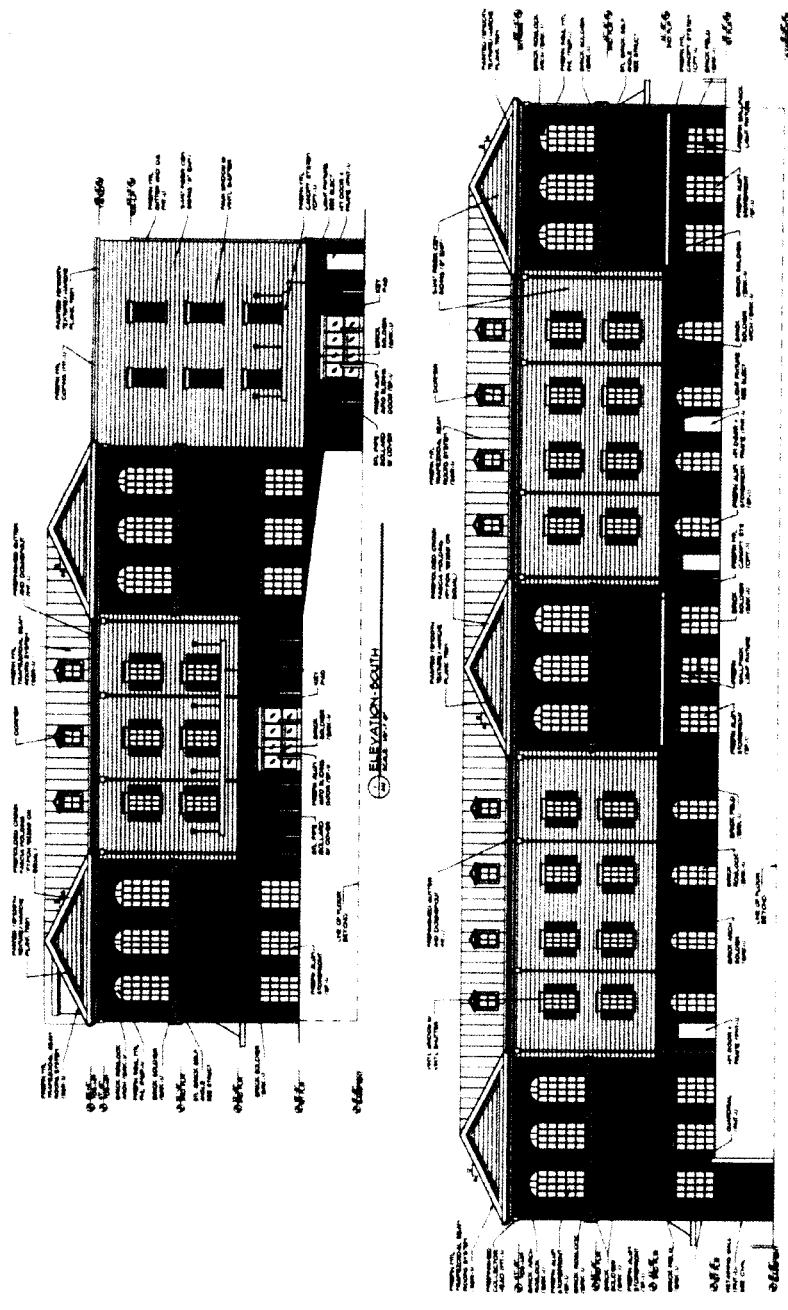
4317 Peach Drive, Suite 401
Atlanta, Georgia 30340
Phone: (770) 412-7311
Fax: (770) 412-7399
www.cobbcounty.com




		<p>STANDARD CONTRACT DOCUMENTS ARCHITECTURAL 2018 EDITION 1-18-18</p>	<p>Vinings Self Storage Spring Hill Parkway Cobb County GA</p>	<p>STRAND CONTRACTORS 1000 Peachtree Street, N.E. Atlanta, GA 30309 (404) 525-1100</p>	<p>DATE: 03/13/2018 TIME: 1:41:18</p>	<p>DATE: 03/13/2018 TIME: 1:41:18</p>	<p>A4.1</p>
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Z-16
 4-17-18

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 MAR 13 2018
 COBB CO COMM DEV ASSTY DIV
 ZONING DIVISION

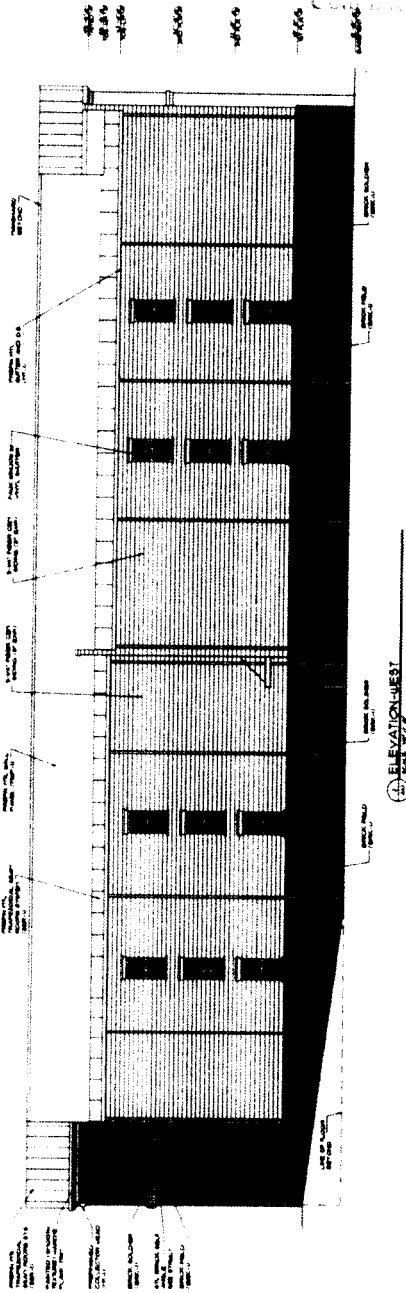
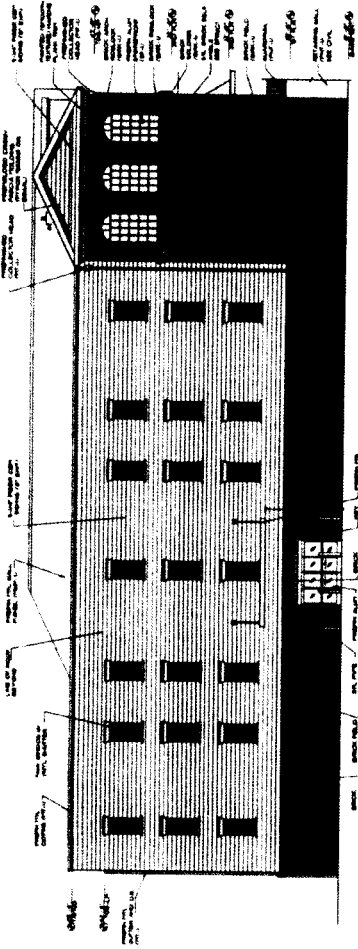


A4.2	DATE: 3/1/18 BY: [Signature]	[Blank]	 STATE OF GEORGIA DEPARTMENT OF REVENUE 2018 BUREAU OF REVENUE	Wings Self Storage Springs Hill Parkway Cobb County GA	[Blank]	[Blank]	[Blank]
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2-16
4-17-18

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MAR 13 2018

COBB CO. COMM. DEV. & ZONING DIVISION



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

ADAM J. ROZEN

SLHB-LAW.COM

April 16, 2018

(Supplemental/Amended Stipulations)

VIA HAND DELIVERY & EMAIL:

Mr. Bob Ott, Commissioner
Cobb County Board of Commissioners
100 Cherokee Street, Suite 350
Marietta, GA 30090

Min. Bk. 84 Petition No. Z-16
Doc. Type 4-16-18 letter
Meeting Date 4-17-18

Re: Application of Vinings Storage, LLC to Rezone a 6.45± Acre Tract from CRC & RMR to RRC (No. Z-16)

Application of Vinings Storage, LLC for a Special Land Use Permit (No. SLUP-4)

Dear Bob:

As you know, Tom Linder, Mitchell Cooke, Abdul Amer, P.E. and I met with representatives of the Vinings Run HOA last Wednesday afternoon/evening. The meeting could not have gone better. The HOA's primary interest is in ensuring that Mr. Linder's proposal has both right-in and right-out turning movements at the subject property's point of ingress/egress on Mount Wilkinson Parkway. This will alleviate additional or unnecessary traffic on Spring Hill Parkway where Vinings Run is located.

Mr. Linder is amenable to the following supplemental stipulations becoming conditions and a part of the grant of the requested Rezoning and SLUP and binding upon the subject property thereafter:

1. The building on the subject property will utilized as a Climate Controlled Self-Service Storage Facility ("CCSSSF"). Within that building, 10,000 square feet (out of 98,916 square feet) shall be utilized for purposes of individual/appointment-only salon suites. However, should the salon suites cease being utilized for that specific purpose, then the entirety of that space shall also be used solely and exclusively for CCSSSF.¹

¹ You may want to note and/or advise BOC members or others who are interested that both the CCSSSF and individual/appointment-only salon suites are permitted uses under the current CRC classification as well as the proposed RRC classification with only the CCSSSF requiring the approval of a SLUP.

SAMS, LARKIN, HUFF & BALLI
A LIMITED LIABILITY PARTNERSHIP

Petition No. Z-16
Meeting Date 4-17-18
Continued

VIA HAND DELIVERY & EMAIL:

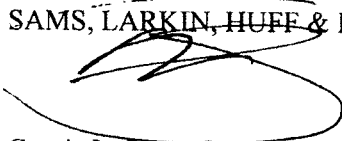
Mr. Bob Ott, Commissioner
Cobb County Board of Commissioners
April 16, 2018
Page 2

2. The subject property's point of ingress/egress on Mount Wilkinson Parkway shall consist of right-in/right-out turning movements as shown on the Revised Site Plan which was submitted concurrently with the revised letter of stipulations/conditions, dated March 13, 2018.²
3. The Planning Commission's recommendation for approval with respect to Item No. 13 shall be clarified to read as follows: "Potential additional development on the subject property shall be subject to review and approval by the entire Board of Commissioners by way of a full Zoning Hearing in the context of the filing of an 'Other Business' Application."
4. All of the other stipulations/conditions which were made a part of the Planning Commission's recommendation for approval shall remain in full force and effect except as stated and/or restated above.

Please do not hesitate to contact me should have any questions concerning any of these matters. Additionally, please feel free to utilize the entirety of this letter or any portion thereof in connection with action which may be taken by you and/or other members of the Board. With kind regards, I am

Very truly yours.

SAMS, LARKIN, HUFF & BALLI, LLP0


Garvis L. Sams, Jr.
gsams@slhb-law.com

GLS, Jr./klk

² Recently, on April 11, 2018, A&R Engineering submitted an updated TIS and Synchronization files which fully address all of the comments initiated by Cobb DOT regarding Mount Wilkinson turning movements.