

**MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
AUGUST 16, 2022
9:00 A.M.**

The Board of Commissioners' Zoning Hearing was held on Tuesday, August 16, 2022, in the second-floor public meeting room of Cobb County Building A, 100 Cherokee Street, Marietta, Georgia. Present and comprising a quorum of the Board were:

Lisa Cupid, Chairwoman
Commissioner JoAnn Birrell
Commissioner Keli Gambrill
Commissioner Jerica Richardson
Commissioner Monique Sheffield

CALL TO ORDER – CHAIRWOMAN CUPID

Chairwoman Cupid called the hearing to order at 9:04 a.m.

Mr. John Pederson, Zoning Division Manager, reviewed the hearing procedures and announced the following cases which were *withdrawn, held, or continued*.

WITHDRAWN, HELD, AND CONTINUED CASES

- Z-34** **RISE PROPERTIES, LLC** (Techsoft Consulting, LLC, owner) requesting rezoning from **PVC** to **RSL** for residential senior living, non-supportive; multi-family and duplex in land lot 17 of the 25th and 26th districts. Property is located on the south side of the East-West Connector, east of Hicks Road, and west of Barnes Meadows Road (4061, 4085 Hicks Road). *(Previously continued by Staff from the June 7, 2022, Planning Commission (PC) hearing until the July 5, 2022, PC hearing; continued by the PC until the August 2, 2022, PC hearing).* **WITHDRAWN WITHOUT PREJUDICE**
- Z-36** **DAVID GERNATT** (David Gernatt, Trustee of the Shelia Anne Gernatt Irrevocable Trust dated June 19, 2015, owners) requesting rezoning from **R-30** to **R-20** for a single-family subdivision in land lot 335 of the 20th district. Property is located on the west side of County Road, at the terminus of Crestworth Lane (286 County Road). *(Previously held by the Planning Commission (PC) until the July 5, 2022, PC hearing; continued by Staff until the August 2, 2022, PC hearing).* **WITHDRAWN WITHOUT PREJUDICE**
- Z-51** **LENNAR GEORGIA, INC.** (Robert E. Fournoy, III, Matthew C. Fournoy, Gwynn Fournoy Ross and Natalie Fournoy Boss, owner) requesting rezoning from **R-30** to **R-20** for single-family residential in land lot 341 of the 20th district. Property is located on the east side of Antioch Road, at the terminus of Armor Drive (Antioch Road). **WITHDRAWN WITHOUT PREJUDICE**

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

SLUP-10 **TOPSC, LLC** (Craigal Property LLC, owner) requesting a **Special Land Use Permit** for a climate controlled self-storage in land lot 1080 of the 19th district. Property is located on the east side of Austell Road, on the north side of Stallion Parkway (Stallion Parkway). ***WITHDRAWN WITHOUT PREJUDICE***

O.B. 38 To consider a stipulation and site plan amendment for Drapac Investments, LLC regarding rezoning application Z-210 of 2005 for property located at the west end of Linda Drive, and on the north end of Oak Hill Drive, in land lots 87 and 88 of the 18th district (Linda Drive and Oak Hill Drive). ***WITHDRAWN WITHOUT PREJUDICE***

Z-42 **JONATHAN CONWAY, THE STONEHENGE GROUP EBP LLC** (Suzanne Lemmond Brown and Barbara Lemmond Kilgore, owners) requesting rezoning from **NS** to **FST** for a townhome community in land lots 486, 516, and 517 of the 18th district. Property is located on the northeast side of the intersection of Oak Ridge Road and Blair Bridge Road (1350 Oak Ridge Road). (*Held by the Planning Commission (PC) until the August 2, 2022, PC hearing*).

Mr. Pederson presented the Applicant's request to withdraw without prejudice Z-42; thereafter, the following motion was made:

MOTION: Motion by Sheffield, second by Birrell, to **allow** Z-42 to be *withdrawn without prejudice*.

VOTE: **ADOPTED 5-0**

O.B. 24 To consider a reduction of lot size from the required 20,000 square-feet to 13,112 square-feet for Hal Simpson for property located on the south side of Kenmare Circle, in land lot 260 of the 17th district (170 Kenmare Circle). (*Previously continued by Staff from the June 21, 2022, and July 19, 2022, Board of Commissioners' (BOC) Zoning hearings until the August 16, 2022, BOC Zoning hearing*).

Mr. Pederson presented the Applicant's request to withdraw without prejudice O.B. 24; thereafter, the following motion was made:

MOTION: Motion by Sheffield, second by Birrell, to **allow** O.B. 24 to be *withdrawn without prejudice*.

VOTE: **ADOPTED 5-0**

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

- Z-7** **KM HOMES** (Luther John Deavers, Luther Guy Deavers Jr., owners) requesting rezoning from **R-20** to **FST** for a townhome community in land lot 22 of the 20th district. Property is located on the southeast side of Wade Green Road, north of Wooten Lake Road (4556, 4570, 4600 Wade Green Road). *(Previously continued by Staff from the February 1, 2022, and March 1, 2022, Planning Commission (PC) hearings until the April 5, 2022, PC hearing; held by the PC from the April 5, 2022, PC hearing until the May, 3, 2022, PC hearing; continued by Staff from the May 3, 2022, and June 7, 2022, PC hearings until the July 5, 2022, PC hearing; held by the PC until the August 2, 2022, PC hearing; continued by Staff until the September 6, 2022, PC hearing; therefore, was not considered at this hearing).*
- Z-35** **MORRISON BUILDING & INVESTMENT, LLC** (Morrison Building & Investment, LLC, owners) requesting rezoning from **R-20** to **NRC** for commercial use in land lot 42 of the 18th district. Property is located on the south side of Veterans Memorial Highway, north of Lee Road (259 Veterans Memorial Highway). *(Previously held by the Planning Commission (PC) from the June 7, 2022, through the August 2, 2022, PC hearings until the September 6, 2022, PC hearing; therefore, was not considered at this hearing).*
- Z-41** **SOUTHERN GAS PARTNERS, LLC** (Southern Gas Partners, LLC, owner) requesting rezoning from **NS** and **GC** to **NRC** for a convenience store with fuel sales and carwash in land lot 339 of the 16th district. Property is located on the southwest corner of the intersection of Shallowford Road and Trickum Road (Shallowford Road, 3705 Trickum Road). *(Previously held by the Board of Commissioners (BOC) until the August 16, 2022, BOC Zoning hearing; continued by Staff until the September 20, 2022, BOC Zoning hearing; therefore, was not considered at this hearing).*
- Z-46** **WATMOR, LLC** (John D. Ford, as Trustee of the Survivor's Trust, owners) requesting rezoning from **R-20** to **NRC** for a carwash in land lot 311 of the 16th district. Property is located on the north side of Shallowford Road, east of Trickum Road (Shallowford Road). *(Continued by Staff until the September 6, 2022, Planning Commission hearing; therefore, was not considered at this hearing).*
- Z-47** **ANGEL EYES STUDIOS 5, INC.** (Watts Associates, Ltd., owner) requesting rezoning from **GC** and **R-15** to **PVC** for production stages, retail, restaurants, and multi-family residential in land lots 268, 269, 299, and 300 of the 18th district. Property is located on the northwest side of Factory Shoals Road, on the southwest side of Factory Shoals Drive (6410 Factory Shoals Road). *(Continued by Staff until the October 4, 2022, Planning Commission hearing; therefore, was not considered at this hearing).*

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

- Z-49** **JOHNNIE HASTINGS, INTEGRITY DEVELOPMENT GROUP** (Floy A. Clonts, owner) requesting rezoning from **R-20** to **RA-5** for a townhome community in land lots 690 and 691 of the 19th district. Property is located on the west side of Ernest Barrett Parkway, at the terminus of Old Horseshoe Bend Road, north of Macedonia Road (6152 Ernest Barrett Parkway, unaddressed parcel Old Horseshoe Bend Road). *(Continued by Staff until the September 6, 2022, Planning Commission hearing; therefore, was not considered at this hearing).*
- Z-50** **ROMUSA PROPERTIES, LLC** (Romusa Properties, LLC, owner) requesting rezoning from **R-20** to **NRC** for a daycare in land lot 494 of the 19th district. Property is located on the south side of Macland Road, on the west side of West Sandtown Road (2260 West Sandtown Road, 2845 Macland Road). *(Held by the Planning Commission (PC) until the September 6, 2022, PC hearing; therefore, was not considered at this hearing).*
- Z-52** **NEWPORT 360 CAPITAL, LLC** (Municipal Gas Authority of Georgia, owner) requesting rezoning from **GC** to **RRC** for multifamily residential in land lot 363 of the 16th district. Property is located on the east side of Townpark Drive, north of Townpark Lane (108 Townpark Drive). *(Held by the Planning Commission (PC) until the September 6, 2022, PC hearing; therefore, was not considered at this hearing).*
- SLUP-5** **PARALLEL TOWERS III, LLC aka PARALLEL INFRASTRUCTURE LLC** (FDP Properties, LLC, owner) requesting a **Special Land Use Permit** for a cellular tower in land lots 131 and 132 of the 16th district. Property is located on the east side of Canton Road, across from the terminus of Shallowford Road (4648 Canton Rd). *(Previously continued by Staff until the May 3, 2022, Planning Commission (PC) hearing; held by the PC until the June 7, 2022, PC hearing; continued by Staff until the July 5, 2022, PC hearing; continued by the PC from the July 5, 2022, and August 2, 2022, PC hearings until the September 6, 2022, PC hearing; therefore, was not considered at this hearing).*
- OSC-1** **GREEN COMMUNITY DEVELOPMENT, LLC** (Charles I Claussen and Alla V Claussen, owners) requesting rezoning from **R-20** to **R-20/OSC** for a single-family subdivision in land lot 740 of the 16th district. Property is located on the east side of Kinridge Court, north of Kinridge Road (2077, 2079 Kinridge Court). *(Previously continued by Staff until the July 5, 2022, Planning Commission (PC) hearing; continued by Staff until the August 2, 2022 PC hearing; continued by Staff until the August 16, 2022, Board of Commissioners' (BOC) Zoning hearing; continued by Staff until the September 20, 2022, BOC Zoning hearing; therefore, was not considered at this hearing).*

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WITHDRAWN, HELD, AND CONTINUED CASES (CONT.)

Z-38 **DAVID PEARSON COMMUNITIES, INC.** (Barnes Farms, LLC, owner) requesting rezoning from **R-30** to **R-15/OSC** for a single-family subdivision in land lots 8 and 9 of the 18th district; 1251, 1266, 1267, 1268, 1269, 1322, 1323, 1324, and 1325 of the 19th district. Property is located on the east and west side of Brown Road, north of Stout Parkway (5690, unaddressed parcel Brown Road). *(Previously continued by Staff from the June 7, 2022, Planning Commission (PC) hearing until the July 5, 2022, PC hearing; held by the PC until the August 2, 2022, PC hearing).*

Mr. Pederson presented the Applicant's request for a continuance of Z-38; thereafter, the following motion was made:

MOTION: Motion by Sheffield, second by Birrell, to **continue** Z-38 until the September 20, 2022, Board of Commissioners' Zoning Hearing.

Clerk's Note: Commissioner Sheffield requested that a representative from David Pearson Communities, Inc. attend the hearing.

VOTE: **ADOPTED 5-0**

Z-48 **OM ENTERPRISES 9, LLC** (Joan Leigh Zimmerman Sheppard, as Trustee of the Raymond Haskell Zimmerman Trust, owner) requesting rezoning from **LI** to **NRC** for a convenience store with fuel sales in land lot 302 of the 17th district. Property is located on the west side of Benson Poole Road, on the north side of Benson Poole Circle, south of South Cobb Drive (2338 Benson Poole Road).

Mr. Pederson presented the Applicant's request for a continuance of Z-48; thereafter, the following motion was made:

MOTION: Motion by Sheffield, second by Birrell, to **continue** Z-48 until the September 20, 2022, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED 5-0**

O.B. 41 To consider a stipulation and site plan amendment for Terwilliger Pappas Multi-Family Partners, LLC regarding rezoning application Z-26 of 2007 for property located at the southeast corner of Big Shanty Road and Hidden Forest Court, in land lots 501 and 502 of the 16th district (3064 Hidden Forest Court).

Mr. Pederson presented the Applicant's request for a continuance of O.B. 41; thereafter, the following motion was made:

MOTION: Motion by Birrell, second by Cupid, to **continue** O.B. 41 until the October 18, 2022, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED 5-0**

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Mr. Pederson made the following announcements and then read in the cases for the Consent Agenda.

CAMPAIGN DISCLOSURE

All speakers who have made a campaign contribution totaling \$250.00 or more, within the last two years, to a local government official considering a zoning case are required to complete the "Campaign Disclosure Form" prior to speaking.

INFORMATION REGARDING ZONING CASES

All information regarding zoning cases must be turned in to the Zoning Office on the Wednesday prior to the zoning hearing for consideration. If said information is turned in past the deadline, then it is at the Board's discretion as to whether the information will be considered.

CONSENT AGENDA

MOTION: Motion by Cupid, second by Birrell, to **approve** the following cases on the Consent Agenda, *as revised*:

Z-45 **JOSEPH DURU** (Procare Healthcare, Inc., owner) requesting rezoning from NS to NRC for a professional office in land lot 202 of the 17th district. Property is located on the east side of Sandtown Road, south of Windy Hill Road (2431 Sandtown Road).

To **approve** Z-45 to the NRC zoning district, subject to:

- 1. Site Plan received by the Zoning Division on May 24, 2022 (attached and made a part of these minutes)**
- 2. Final Site Plan and elevations to be approved by the District Commissioner**
- 3. Professional office use *only***
- 4. Applicant, owner, or developer to install six required parking spaces prior to any use of the property**
- 5. Installation of a 20-foot landscape buffer along all residentially zoned properties, with the County Arborist to approve final Landscape Plan**
- 6. Fire Department comments and recommendations**
- 7. Stormwater Management Division comments and recommendations**
- 8. Department of Transportation comments and recommendations**

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CONSENT AGENDA (CONT.)

Z-53 **LEARSI DEVELOPMENT PARTNERS, LLC** (LEARSI Development Partners, LLC and The Applause Group Corp., owners) requesting rezoning from **GC** to **R-15** for a single-family residence on land lot 1297 of the 19th district. Property is located on the northwest side of Old Bankhead Highway, at the terminus of Ricky Lane, south of Veterans Memorial Highway (1080, 1090 Old Bankhead Highway).

To **approve** Z-53 to the **R-15** zoning district, subject to:

- 1. Site Plan presented at the PC hearing on 8/2/2022 (attached and made a part of these minutes)**
- 2. District Commissioner to have final approval of the Site Plan and elevations**
- 3. Elevations shown at the PC hearing on 8/2/2022 (attached and made a part of these minutes)**
- 4. Garage located on the site shall be renovated to match the architectural style of the primary residence on the site**

LUP-12 **MARIA CLAUDIA ORTEGA** (Jesus Maria Silva and Maria Claudia Ortega, owners) requesting a **Temporary Land Use Permit** for a daycare (Renewal of LUP-11-2020) in land lots 1949 and 1950 of the 16th district. Property is located on the east side of Allgood Road, north of Camellia Drive (1096 Allgood Road).

To **approve** LUP-12 for **24 months**, subject to:

- 1. Maximum of 20 children**
- 2. Maximum of four employees**
- 3. No signs**
- 4. No parking in the right-of-way**
- 5. Department of Transportation comments and recommendations**

OTHER BUSINESS

O.B. 32 To consider a stipulation and site plan amendment for Longo Homes, Inc./ Vincent Longo regarding rezoning application Z-182 of 2005 for property located on the west side of Mars Hill Road, south of Hadaway Road in land lot 270 of the 20th district (755 Mars Hill Road). *(Previously continued by the Board of Commissioners (BOC) from the July 19, 2022, BOC Zoning hearing until the August 16, 2022, BOC Zoning hearing).*

To **approve** O.B. 32, subject to:

- 1. Site Plan received by the Zoning Division on May 25, 2022 (attached and made a part of these minutes)**

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CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 32 (CONT.)

2. Applicant to provide a 12-foot side setback on the southern property line; 10-foot of which will be an “undisturbed buffer”, with any sparse areas to be replanted to buffer standards as required; said plantings, if required, shall be approved by the Cobb County Arborist
3. Fire Department comments and recommendations contained in the Other Business packet (attached and made a part of these minutes)
4. Stormwater Management Division comments and recommendations contained in the Other Business packet (attached and made a part of these minutes)
5. Cobb DOT comments and recommendations contained in the Other Business packet (attached and made a part of these minutes)
6. All previous stipulations and conditions, *not otherwise in conflict with this amendment*, to remain in effect

O.B. 37 To consider a stipulation amendment for Chris Robinson regarding rezoning application Z-25 of 1994 for property located on the north side of Jamerson Road, west of Canton Road, in land lots 60 and 61 of the 16th district (921 Jamerson Road).

To **approve** O.B. 37, subject to:

1. Window tinting company is permitted
2. No auto repair or car washing on-site
3. Fire Department comments and recommendations contained in the Other Business packet (attached and made a part of these minutes)
4. Stormwater Management Division comments and recommendations contained in the Other Business packet (attached and made a part of these minutes)
5. All previous stipulations and conditions, *not otherwise in conflict with this amendment*, to remain in effect

O.B. 40 To consider a stipulation and site plan amendment for Bartlett Heating & Cooling, Inc. regarding rezoning application Z-35 of 2021 for property located on the southeast side of South Cobb Drive, southwest of Pearl Street, in land lot 285 of the 17th district (825 South Cobb Drive).

To **approve** O.B. 40, subject to:

1. Exhibit “B” contained in the Other Business packet (attached and made a part of these minutes)

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CONSENT AGENDA (CONT.)

OTHER BUSINESS (CONT.)

O.B. 40 (CONT.)

2. Fire Department comments and recommendations contained in the Other Business packet (attached and made a part of these minutes)
3. Cobb DOT comments and recommendations contained in the Other Business packet (attached and made a part of these minutes)
4. All previous stipulations and conditions, *not otherwise in conflict with this amendment*, to remain in effect

CONSENT VOTE: **ADOPTED 5-0**

REGULAR AGENDA

By general consensus, Z-78^{'21} and SLUP-11^{'21} (St. Benedict's Episcopal School) were heard concurrently but voted on separately. Since both cases were heard together, the Board extended the presentation time to 15 minutes for each side.

Z-78^{'21} ST. BENEDICT'S EPISCOPAL SCHOOL (Cooper Lake-Daniel, LLC, owner) requesting rezoning from **O&I** and **R-20** to **O&I** for a school in land lot 695 of the 17th district. Property is located on the east and north side of Daniel Street, on the west side of Cooper Lake Road (2001 Daniel Street, 2235 Cooper Lake Road). *(Previously continued by the Planning Commission (PC) from the November 2, 2021, PC hearing until the December 7, 2021, PC hearing; held by the Board of Commissioners (BOC) from the December 21, 2021, BOC Zoning hearing until the February 15, 2022, BOC Zoning hearing; continued by the BOC from the February 15, 2022, and March 15, 2022, BOC Zoning hearings until the April 19, 2022, BOC Zoning hearing; held by the BOC from the April 19, 2022, BOC Zoning hearing until the June 21, 2022, BOC Zoning hearing; held by the BOC from the June 21, 2022, and July 19, 2022, BOC Zoning hearings until the August 16, 2022, BOC Zoning hearing).*

SLUP-11^{'21} ST. BENEDICT'S EPISCOPAL SCHOOL (Cooper Lake-Daniel, LLC, owner) requesting a **Special Land Use Permit** for a school in land lot 695 of the 17th district. Property is located on the east and north side of Daniel Street, on the west side of Cooper Lake Road (2001 Daniel Street, 2235 Cooper Lake Road). *(Previously continued by the Planning Commission (PC) from the November 2, 2021, PC hearing until the December 7, 2021, PC hearing; held by the Board of Commissioners (BOC) from the December 21, 2021, BOC Zoning hearing until the February 15, 2022, BOC Zoning hearing; continued by the BOC from the February 15, 2022, and March 15, 2022, BOC Zoning hearings until the April 19, 2022, BOC Zoning hearing; held by the BOC from the April 19, 2022, BOC Zoning hearing until the June 21, 2022, BOC Zoning hearing; held by the BOC from the June 21, 2022, and July 19, 2022, BOC Zoning hearings until the August 16, 2022, BOC Zoning hearing).*

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REGULAR AGENDA (CONT.)

Z-78'²¹ & SLUP-11'²¹ The public hearing was opened; Kevin Moore, Christina Critzer, Hal Colbert, Mary Rose Barnes, and Brian Sullivan addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Richardson, second by Cupid, to **approve** Z-78'²¹ to the **O&I** zoning district, subject to:

- 1. Letter of agreeable conditions from Kevin Moore dated August 10, 2022 (attached and made a part of these minutes)**
- 2. No stadium lighting by the field; however, lighting shall be allowed on the field; all site outdoor lighting to be environmentally sensitive with shields; the District Commissioner to approve the final Lighting Plan**
- 3. During the time period when there is no construction or no build, there shall be maintenance of the property**
- 4. Construction hours: Monday through Saturday, 7:00 a.m. until 6:00 p.m.**
- 5. All other phases shall be brought back to the Board of Commissioners (BOC) as Other Business**
- 6. Final Site Plan and elevations to be approved by the District Commissioner**
- 7. Final Carpool Plan to be approved by the District Commissioner**
- 8. Regarding the Carpool Plan, Department of Transportation (DOT) to review upon request by the neighborhood or school, and if a parking restriction is justified along a public roadway, then DOT shall take the necessary steps to enact pursuant to typical department practice set by Board-approved criteria and applicable Code sections**
- 9. Final Landscaping Plan and architectural renderings to come back to the District Commissioner for final approval**
- 10. All Staff comments and recommendations, including the most recent DOT comments (last revised 8/1/2022 – attached and made a part of these minutes), *not otherwise in conflict***

VOTE: **ADOPTED** 3-2, Birrell and Gambrill opposed

After the vote for Z-78'²¹, the following motion for companion case, SLUP-11'²¹, was made:

MOTION: Motion by Richardson, second by Cupid, to **approve** SLUP-11'²¹, subject to:

- 1. Same stipulations as those stated in companion case Z-78'²¹**

VOTE: **ADOPTED** 3-2, Birrell and Gambrill opposed

Chairwoman Cupid called for a brief recess from 11:09 a.m. until 11:21 a.m.

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OTHER BUSINESS

O.B. 39 To consider a stipulation and site plan amendment for E Rock Development, LLC regarding rezoning application Z-35 of 2016 for property located on the northeast side of Hickory Grove Road, west of Hickory Grove Place, in land lots 54 and 55 of the 20th district (1648 Hickory Grove Road).

Following the recess, Mr. Pederson announced that the Applicant for O.B. 39 requested a continuance; thereafter, the following motion was made:

MOTION: Motion by Birrell, second by Sheffield, to **continue** O.B. 39 until the September 20, 2022, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED** 5-0

REGULAR AGENDA (CONT.)

LUP-13 **CAROL J. HICKS-VARGAS, MICHAEL VARGAS** (Carol Hicks-Vargas and Michael Vargas, owners) requesting a **Temporary Land Use Permit** to allow more adults and vehicles than the code allows in land lot 80 of the 16th district. Property is located on the southwest side of Rocky Top Court, north of Watkins Glenn Drive (230 Rocky Top Court).

The public hearing was opened, and Carol Hicks-Vargas address the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Birrell, second by Cupid, to **approve** LUP-13 for **12 months**, subject to:

- 1. Allow a maximum of seven related adults to reside in the house**
- 2. Allow a maximum of six cars**
- 3. All cars must be parked in the driveway; no parking on the street**

VOTE: **ADOPTED** 3-2, Gambrill and Sheffield opposed

OTHER BUSINESS (CONT.)

O.B. 22 To consider a site plan and stipulation amendment for Robert A. Kerr and Rachelle Kerr regarding rezoning application Z-51 of 2013, for property located on the north side of Roswell Road, west of Robert Lane in land lots 961, 984, and 985 of the 16th district (925 Sunny Meadows Lane). *(Previously continued by Staff from the May 17, 2022, and June 21, 2022, Board of Commissioners' (BOC) Zoning hearings until the July 19, 2022, BOC Zoning hearing; held by the BOC until the August 16, 2022, BOC Zoning hearing).*

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OTHER BUSINESS (CONT.)

O.B. 22 (CONT.)

The public hearing was opened; Kevin Moore and Chris Lindstrom addressed the Board. Following the presentation and discussion, the following motion was made:

MOTION: Motion by Richardson, second by Gambrill, to **hold** O.B. 22 until the October 18, 2022, Board of Commissioners' Zoning Hearing.

VOTE: **ADOPTED 5-0**

RESCIND AND RECONSIDER CASE - ANNOUNCEMENT

Z-43 Per the Planning Commission (PC) and Board of Commissioners (BOC) Zoning Hearing Procedures, the July approval action by the PC and the BOC for rezoning case Z-43 shall be rescinded at the August 2, 2022 PC Hearing and the August 16, 2022 BOC Zoning Hearing. The case will be put on hold to allow for proper notification mailings and proper sign posting. This case will be reheard by the PC on September 6, 2022, and by the BOC on September 20, 2022. The hearings will be held at 9:00 a.m. in the second-floor public meeting room located at 100 Cherokee Street, Marietta, Georgia.

Mr. Bill Rowling, County Attorney, announced that the July approval action by the BOC for rezoning case Z-43 would be rescinded and reheard at the September 20, 2022, BOC Zoning Hearing.

AMEND SOMETHING PREVIOUSLY ADOPTED

Z-27 Section 25 of the Board of Commissioners' Zoning and Land Use Hearing Procedures adopted January 11, 1994 and last revised October 19, 2004 allows any commissioner to amend an action taken at a previous hearing. A second shall be required and full discussion shall be allowed. A majority vote shall be required for adoption of the amendment and if passed a second motion will be needed to revise the stipulations. This item would be to amend the motion by the Board of Commissioners (BOC) for rezoning case Z-27 of 2022 as listed in the official minutes of the May 17, 2022 meeting. The stipulation that needs to be added to the motion to perfect the record is to include the letter from Garvis L. Sams, Jr. dated April 5, 2022.

MOTION: Motion by Sheffield, second by Cupid, to **allow** amending the previously adopted approval of Z-27 from the May 17, 2022, BOC Zoning hearing minutes (attached and made a part of these minutes).

VOTE: **ADOPTED 5-0**

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AMEND SOMETHING PREVIOUSLY ADOPTED (CONT.)

Z-27 BROWARD DEVELOPMENT (CONT.)

MOTION: Motion by Sheffield, second by Cupid, to **amend** the list of stipulations for Z-27 from the May 17, 2022, BOC Zoning hearing minutes to include the following stipulation:

- 6. Letter of agreeable conditions from Garvis L. Sams, Jr. dated April 5, 2022 (attached and made a part of these minutes)**

VOTE: ADOPTED 5-0

ADJOURNMENT

The hearing adjourned at 12:35 p.m.



Robin L. Stone, Deputy County Clerk
Cobb County Board of Commissioners

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MARIETTA, GEORGIA
EMERSON OVERLOOK
326 ROSWELL STREET
SUITE 100
MARIETTA, GEORGIA 30060
TELEPHONE (770) 429-1499

KNOXVILLE, TENNESSEE
408 N. CEDAR BLUFF ROAD
SUITE 500
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JACKSONVILLE, FLORIDA 32256
TELEPHONE (904) 428-1465

BRENTWOOD, TENNESSEE
5300 MARYLAND WAY
SUITE 200
BRENTWOOD, TENNESSEE 37027
TELEPHONE (615) 425-7347

LEXINGTON, KENTUCKY
771 CORPORATE DRIVE
SUITE 430
LEXINGTON, KENTUCKY 40503
TELEPHONE (859) 308-0026

ORLANDO, FLORIDA
7380 WEST SAND LAKE ROAD
SUITE 500
ORLANDO, FLORIDA 32819
TELEPHONE (407) 367-8233

HARRISBURG, PENNSYLVANIA
3909 HARTZDALE DRIVE
SUITE 901
CAMP HILL, PENNSYLVANIA 17011
TELEPHONE (717) 790-2854

August 10, 2022

Via E-mail Only

Min. Bk. 96 Petition No. Z-78²¹ & SLUP-11²¹
Doc. Type Stipulation letter

Meeting Date 8-16-2022

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

RE: Applications for Rezoning and Special Land Use Permit
Application Nos.: Z-78 (2021) and SLUP-11 (2021)
Applicant: St. Benedict's Episcopal Day School, Inc.
Property Owner: Cooper Lake-Daniel, LLC
Property: 4.218 acres, more or less, located on the
northwesterly side of Cooper Lake Road and the
north and northeasterly sides of Daniel Street,
being more particularly known as 2235 Cooper
Lake Road and 2001 Daniel Street, Land Lot 695,
17th District, 2nd Section, Cobb County, Georgia

Dear John:

The undersigned and this firm represent St. Benedict's Episcopal Day School, Inc., the Applicant (hereinafter referred to as "Applicant"), and Cooper Lake-Daniel, LLC, (hereinafter referred to as "Owner" or "Property Owner"), in the above-referenced Applications for Rezoning and Special Land Use Permit (collectively "Applications") with regard to a total tract of 4.218 acres, more or less, located on the northwesterly side of Cooper Lake Road and the north and northeasterly sides of Daniel Street, Land Lot 695, 17th District, 2nd Section, Cobb County, Georgia, and being more particularly known as 2235 Cooper Lake Road and 2001 Daniel Street, (hereinafter the "Property" or the "Subject Property"). After meetings with Planning and Zoning Staff, reviewing the Departmental Comments and Staff Recommendations, ongoing meetings and communications with Cobb County Staff, continued communications with area residents, reviewing the uses of surrounding properties, and following the presentation to and hearing before the Cobb County

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 2 of 6
August 10, 2022

Planning Commission, we have been authorized by the Applicant to submit this revised letter of agreeable stipulations and conditions, which, if the Applications are approved, as submitted, shall become a part of the grant of the requested rezoning and Special Land Use Permit and shall be binding upon the Subject Property. This letter shall supersede and replace in full the previous letters of agreeable stipulations and conditions dated and submitted October 27, 2021; December 1, 2021; December 15, 2021; March 9, 2022; and April 13, 2022. The proposed, revised stipulations are as follows:

- (1) The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions, in whatsoever form, which are currently in place on the Subject Property; together with any and all Departmental Comments and Staff Recommendations relating to the Subject Property from any prior zoning actions.
- (2) Applicant seeks rezoning of the Subject Property from the existing zoning categories of Office Institutional ("OI") and R-20 to the proposed zoning category of Office Institutional ("OI"), with reference to that certain revised Site Plan prepared for Applicant by Freespace, dated and last revised August 3, 2022, and submitted contemporaneously with this revised stipulation letter to the Cobb Zoning Division. A reduced copy of the revised Site Plan is attached as Exhibit "A" and incorporated herein by reference.
- (3) Contemporaneously, Applicant seeks approval of a Special Land Use Permit for the construction and expansion of the St. Benedict's Day School, a private school, together with related school functions.
- (4) Enrollment shall be capped at the lesser of:
 - (a) 240 students; or
 - (b) The maximum car queuing capacity is to be no more than twenty (20) percent of the enrollment, as reflected in the Carpool Queuing Plan.
- (5) Exterior finishes for the school buildings will be consistent with the exterior finishes found within the neighborhood and Atlanta Road.
- (6) Applicant agrees to limit development to a single phase as set forth on the revised Site Plan.

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
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August 10, 2022

- (7) Development of any phases beyond Phase One will be subject to review as an "Other Business" item by the Board of Commissioners.
- (8) Setbacks for the school campus shall be as shown and reflected on the referenced revised Site Plan.
- (9) Stormwater management facilities shall be screened by a fence, a minimum of six (6) feet in height with landscaping to the exterior of the fencing for purposes of visual screening. The landscaping shall be approved by the Cobb County Arborist during the Plan Review Process.
- (10) Lighting for the parking areas shall be environmentally sensitive, shoe-box style (or other light-directing feature) and shall be fitted with non-glare lenses and cut-off shields to prevent light from extending beyond the property line.
- (11) Applicant agrees there shall be no stadium lighting for the play field area. Any lighting will be similar to lighting utilized in the parking areas.
- (12) Minor modifications to the within stipulations, the referenced revised Site Plan, lighting, landscaping, architecture, site features, signage, and the like, may be approved by the District Commissioner, as needed or necessary, except for those that:
 - (a) Increase the density of a residential project or the overall square footage of a non-residential project;
 - (b) Reduce the size of an approved buffer adjacent to a property that is zoned the same or in a more restrictive zoning district;
 - (c) Relocate a structure closer to the property line of an adjacent property that is zoned the same or in a more restrictive zoning district;
 - (d) Increase the height of a building that is adjacent to a property that is zoned the same or in a more restrictive zoning district;
 - (e) Change an access location to a different roadway;
 - (f) Would be in direct contradiction or conflict with any of the stipulations of this rezoning;

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 4 of 6
August 10, 2022

- (g) Would be in direct contradiction or conflict with Cobb County Code and Ordinances; or
- (h) Would be in direct contradiction or conflict with any Staff Recommendations that were adopted into the final zoning decision.
- (13) Access to Daniel Street at the intersection with Weaver Street shall be for emergency access only. Such emergency access shall be appropriately gated or blocked and shall not be available for use by the general public, school, or guests. In the event the Cobb County Fire Marshal does not require emergency access, there shall be no access to Daniel Street at the intersection with Weaver Street.
- (14) Applicant agrees to the revised Carpool Queue Plan, as shown on the attached revised Site Plan.
- (15) Applicant agrees to the installation of a twenty (20) foot landscape buffer along a portion of the northerly boundary of the Subject Property, as shown on the referenced, revised Site Plan.
- (16) Further, Applicant agrees to a landscape berm along the frontage of the Property on Daniel Street; excepting only, where the access is provided.
- (17) All landscaping for the school campus shall be professionally designed, implemented, and maintained. All landscaping referenced herein shall be approved by the Cobb County Arborist as part of the Plan Review Process and incorporated into the overall landscape plan for the campus.
- (18) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.
- (19) Applicant agrees to comply with all Cobb County Department of Transportation recommendations applicable to the Subject Property; including, but not limited to, the following:
 - (a) Peak drop-off/pick-up traffic be directed to/from Weaver Street/Daniel Street to the south due to the existing substandard nature of Daniel Street to the north towards Cooper Lake Drive. Cobb County Department of Transportation will retain the right to waive this recommendation in the event of future roadway improvements.

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 5 of 6
August 10, 2022

- (b) Improvements to Daniel Street along the site frontage shall comply with Cobb County Standards. Applicant will contribute 100 percent of the cost for this roadway improvement, with final design and installation approved by the Cobb County Department of Transportation within the Plan Review process.
- (c) Prior to, or at the time of, issuance of a Land Disturbance Permit, Applicant will contribute a maximum of \$200,000 toward an additional independent study which considers the secondary impacts of potential solutions as part of a regional evaluation process.
- (20) All setbacks, landscape, and buffer areas may be penetrated for purposes of access, utilities, and stormwater management; including, but not limited to, drainage and detention facilities and any and all slopes or other required engineering features of the foregoing. Any disturbed area shall be restored with comparable plantings as allowed by Cobb County or any utility provider.
- (21) Applicant agrees to discourage or prohibit, where permissible, parking on Weaver Street, Daniel Street, and Cooper Lake Road and agrees to provide signage and/or measures to enforce these standards.
- (22) Applicant agrees to the establishment of a neighborhood advisory committee consisting of a member or designated representative of the School, Kensington Green Subdivision, and Paces Walk Subdivision. Applicant agrees to promptly notify the advisory committee of any changes and policies around drop-off and pick-up times and mitigation studies.

We believe approval of the requested rezoning and Special Land Use Permit, pursuant to the revised Site Plan and the revised stipulations set forth herein, is an appropriate use of the Subject Property. Granting of the proposed Special Land Use Permit will enhance the Subject Property and provide much-needed classroom space to accommodate Applicant's students. We very much appreciate your consideration; as well as that of the Cobb County Board of Commissioners, in this request.

[Balance of page 5 left intentionally blank]

[Signature contained on page 6]

MOORE INGRAM JOHNSON & STEELE

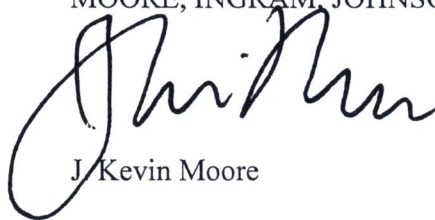
Petition No. Z-78^{'21} end SLUP-11^{'21}
Meeting Date 8-16-2022
Continued

Mr. John P. Pederson, AICP
Zoning Division Manager
Zoning Division
Cobb County Community Development Agency
Page 6 of 6
August 10, 2022

With kindest regards, I remain

Very truly yours,

MOORE, INGRAM, JOHNSON & STEELE, LLP



J. Kevin Moore

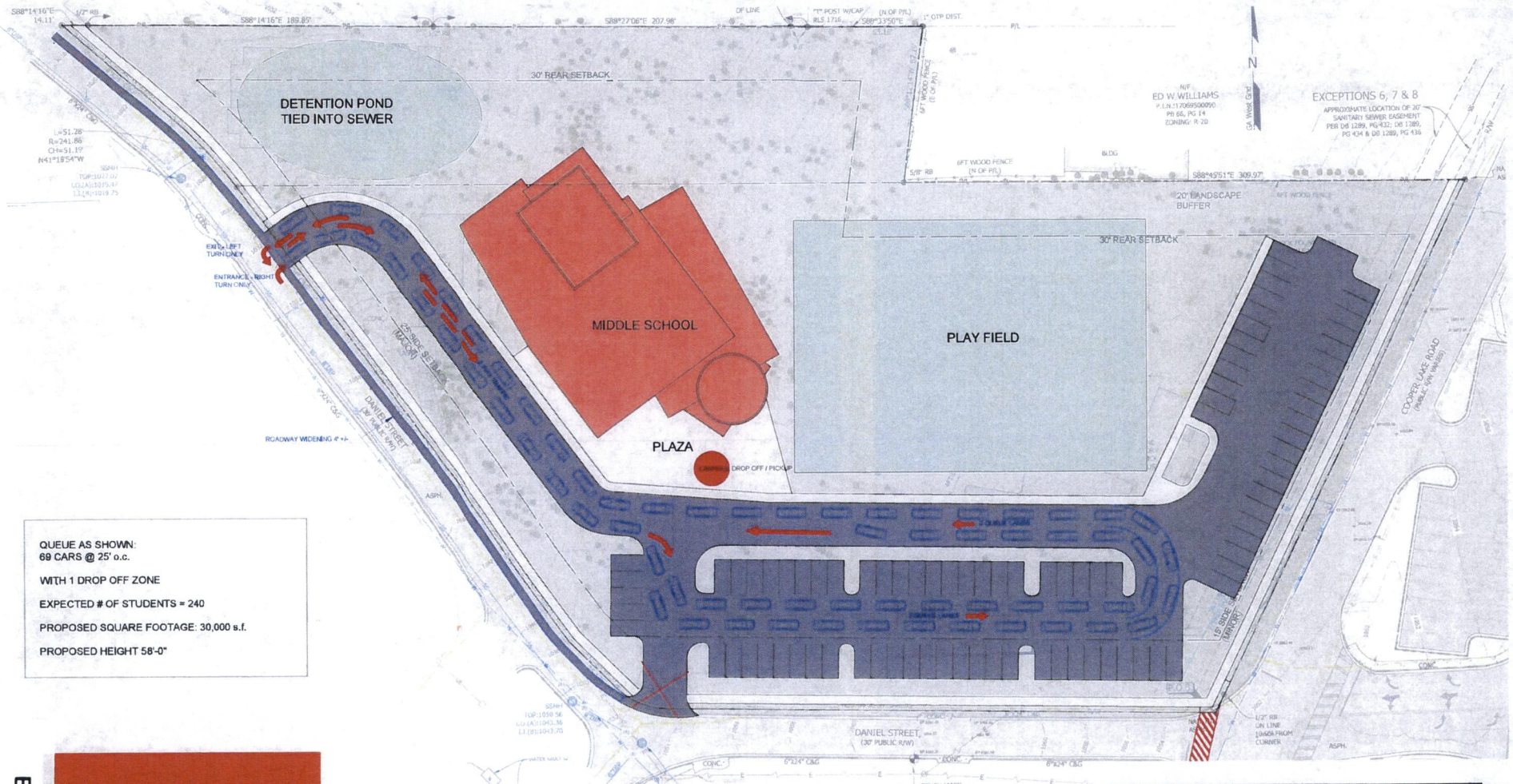
JKM:cc

Attachment

c: Cobb County Board of Commissioners:
Lisa N. Cupid, Chairwoman
JoAnn Birrell
Keli A. Gambrill
Jerica Richardson
Monique Sheffield
(With Copy of Attachment)

Jeannie Peyton
Senior Planner
Zoning Division
Cobb County Community Development Agency
(With Copy of Attachment)

St. Benedict's Episcopal Day School, Inc.
(With Copy of Attachment)



QUEUE AS SHOWN:
 69 CARS @ 25' o.c.
 WITH 1 DROP OFF ZONE
 EXPECTED # OF STUDENTS = 240
 PROPOSED SQUARE FOOTAGE: 30,000 s.f.
 PROPOSED HEIGHT 58'-0"

EXCEPTIONS 6, 7 & 8
 APPROXIMATE LOCATION OF 30'
 SANITARY SEWER EASEMENT
 PER DS 1289, PG 432; DS 1289,
 PG 434 & DS 1289, PG 435

EXHIBIT "A"

freespace

architecture • interiors • planning
 www.freespacearch.com

st benedict's episcopal school
 carpool queue plan - phase 1
 2235 cooper lake rd. and 2001 daniel st.

scale 1"=50'

08/03/2022



Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Cooper Lake Road	Local	35	Cobb County	50'
Daniel Street	Local	25	Cobb County	50'

Roadway	Location	Average daily trips	Level of service
Cooper Lake Road	N/A	N/A	N/A
Daniel Street	N/A	N/A	N/A

Roadway comments and observations

Cooper Lake Road (north of Daniel Street) is classified as a local roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Daniel Street is classified as a local roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

The intersection of Daniel Street at Atlanta Road has previously met volume thresholds for signalization; however, this intersection has not been signalized due to its proximity to the intersection of Daniel Street/Cooper Lake Road as well as the Cumberland Parkway and Gilmore Road/Cooper Lake Drive signalized intersections on Atlanta Road.

Traffic analysis comments and observations

An updated traffic study was submitted on June 14, 2022 and has been reviewed by Cobb DOT. After review of the study, Cobb DOT does not support the findings and recommendations outlined in the June 14, 2022 traffic study.

Specifically, the proposed improvements listed as a County project in the June 14, 2022 traffic study are not included in any current Cobb County DOT funded projects. These improvements would cause significant costs to the County that would require dedicated funding beyond the anticipated developer contribution. DOT staff have also raised concerns about the interaction of Atlanta Road traffic signals and their related vehicle queues that exceed the scope of a development traffic study. Cobb DOT does recommend additional independent study which considers the secondary impacts of potential solutions as part of a regional evaluation process.

Cobb DOT will not be requiring an updated study to be submitted. This response was communicated with the developer on July 14, 2022. The following DOT zoning recommendations have been modified to reflect the original recommendations for no access on Cooper Lake Road, access strictly on Daniel Street, with emergency-only access at the intersection of Daniel and

Min. Bk. 96 Petition No. Z-78^{'21} & SLUP-11^{'21}
 Doc. Type DOT comments, revised
8-1-2022
 Meeting Date 8-16-2022

Z-78-2021

DEPARTMENT COMMENTS – DOT

REVISED 8/1/22

(continued)

Weaver Streets. Any significant future change to the site plan and/or circulation plan may further modify these recommendations.

Recommendations

1. Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the west side of Cooper Lake Road, a minimum of 25' from the roadway centerline.
2. Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the east side of Daniel Street, a minimum of 25' from the roadway centerline.
3. Recommend removing and closing driveway aprons that the development renders unnecessary.
4. Recommend curb, gutter, and sidewalk along the Cooper Lake Road and Daniel Street frontages.
5. Recommend applicant verify that minimum intersection sight distance is available for the site access, and if it is not, implement remedial measures, subject to the Department's approval, to achieve the minimum requirements as included in the Cobb County Development Standards Detail 401B.
6. Recommend applicant provide a final traffic circulation plan showing pick-up and drop-off locations as part of the Plan Review process.
7. Recommend applicant ensure that drop-off/pick-up queue be contained within the development parking lot and not extend onto the right-of-way. If the site queue impacts the adjacent roadway in future operations, recommend applicant be required to coordinate with Cobb DOT to create a mitigation plan. A mitigation plan can include but is not limited to the following: staggered times for classes, modified internal striping/queue management, or turn lanes.
8. Recommend site access at the intersection of Daniel Street and Weaver Street remain restricted to emergency vehicles.

Z-78-2021**DEPARTMENT COMMENTS – DOT****REVISED 8/1/22**

(continued)

9. Recommend peak drop-off/pick-up traffic be directed to/from Weaver/Daniel to the south due to the existing substandard nature of Daniel Street to the north towards Cooper Lake Drive. Cobb DOT would retain the right to waive this recommendation in the event of future roadway improvements.
10. Recommend applicant improve Daniel Street along the site frontage to comply with Cobb County Standards. Recommend developer contribute 100% of the cost for this roadway improvement, with final design and installation approved by Cobb County DOT within the Plan Review process.
11. Recommend developer contribute \$200,000 toward an additional independent study which considers the secondary impacts of potential solutions as part of a regional evaluation process.
12. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

Min. Bk. 96 Petition No. Z-45
Doc. Type Site Plan

Meeting Date 8-16-2022

MAGNETIC
N

WINDY HILL ROAD (80' R/W)
(A.K.A. JONES SHAW ROAD)

RECEIVED
MAY 24 2022
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

N/F
RAMNISH PROPERTIES, INC.
DB 14320 PG 515-516

S89°55'16"E - 200.00'

N/F
MICHAEL G. EHA
JOSEPH BURGO
DB 14185 PG 302

N/F
MICHAEL G. EHA
JOSEPH BURGO
DB 14185 PG 283

N/F
A-Z BUILDERS, INC.
DB 13365 PG 895

REFERENCE MATERIAL

1. QUITCLAIM DEED IN FAVOR OF
REAL ENTERPRISES, INC.
DEED BOOK 14341 PAGE 6199-6200
COBB COUNTY, GEORGIA RECORDS
2. JONES SHAW ROAD R/W PLANS
COBB COUNTY DEPARTMENT OF TRANSPORTATION
LAST REVISED 6-8-1993
3. SURVEY FOR HUEY REECE
PB 16 PG 173
COBB COUNTY, GEORGIA RECORDS.

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES
MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF
UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON
ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED
TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES
MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL
BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS
WERE MADE DURING THE PROGRESS OF THIS SURVEY TO
LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE BEGUN,
THE FOLLOWING OFFICES SHOULD BE CONTACTED FOR
VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.

TELEPHONE: BELLSOUTH
ELECTRIC: GEORGIA POWER COMPANY
WATER AND SEWER: CITY OF MARIETTA
GAS: ATLANTA GAS LIGHT COMPANY

CALL THREE WORKING DAYS BEFORE YOU DIG
UTILITIES PROTECTION CENTER:
IN METRO ATLANTA 404-623-4344
THROUGH OUT GEORGIA 1-800-282-7411

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT
SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES,
RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR
ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE
SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE
PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT
DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR
ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE
SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A
CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET, AND
AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS
ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN
CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 10,000+ FEET. LINEAR AND ANGULAR
MEASUREMENTS WERE OBTAINED BY USING A TOPCON
TOTAL STATION.
BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED
FROM A SINGLE MAGNETIC OBSERVATION.
5. THIS SURVEYOR RECOMMENDS A BOUNDARY LINE AGREEMENT
ALONG THE NORTHERLY PROPERTY LINE.
6. THIS PLAT NOT INTENDED FOR RECORDING.

LEGEND

R	PROPERTY LINE
R/W	RIGHT-OF-WAY
C	CENTERLINE
BC	BACK OF CURB
G	GUTTER
EP	EDGE OF PAVING
TW	TOP OF WALL
BW	BOTTOM OF WALL
X	FENCE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
PP	POWER POLE
LP	LIGHT POLE
GW	GUY WIRE
P	POWER LINE
PM	POWER METER
PB	POWER BOX
A/C	AIR CONDITION
TS	TELEPHONE BOX
GM	GAS METER
GV	GAS VALVE
GLM	GAS LINE MARKER
WM	WATER METER
FW	WATER VALVE
FW	FIRE HYDRANT
HW	MONITORING WELL
HW	HEADWALL
DI	DENOTES JUNCTION BOX
DI	DENOTES DROP INLET
S	SANITARY SEWER LINE
SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT



30' 15' 0' 30' 60'
SCALE IN FEET

TOTAL AREA= 0.624 ACRES
OR 27,194 SQ. FT.

2431 SANDTOWN ROAD
MARIETTA, GEORGIA

PROPERTY OF
THOMAS P. MARTIN

McLUNG
SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383

This property (●) (is not)
located in a Federal Flood
Area as indicated by F.I.R.M.
Official Flood Hazard Maps.

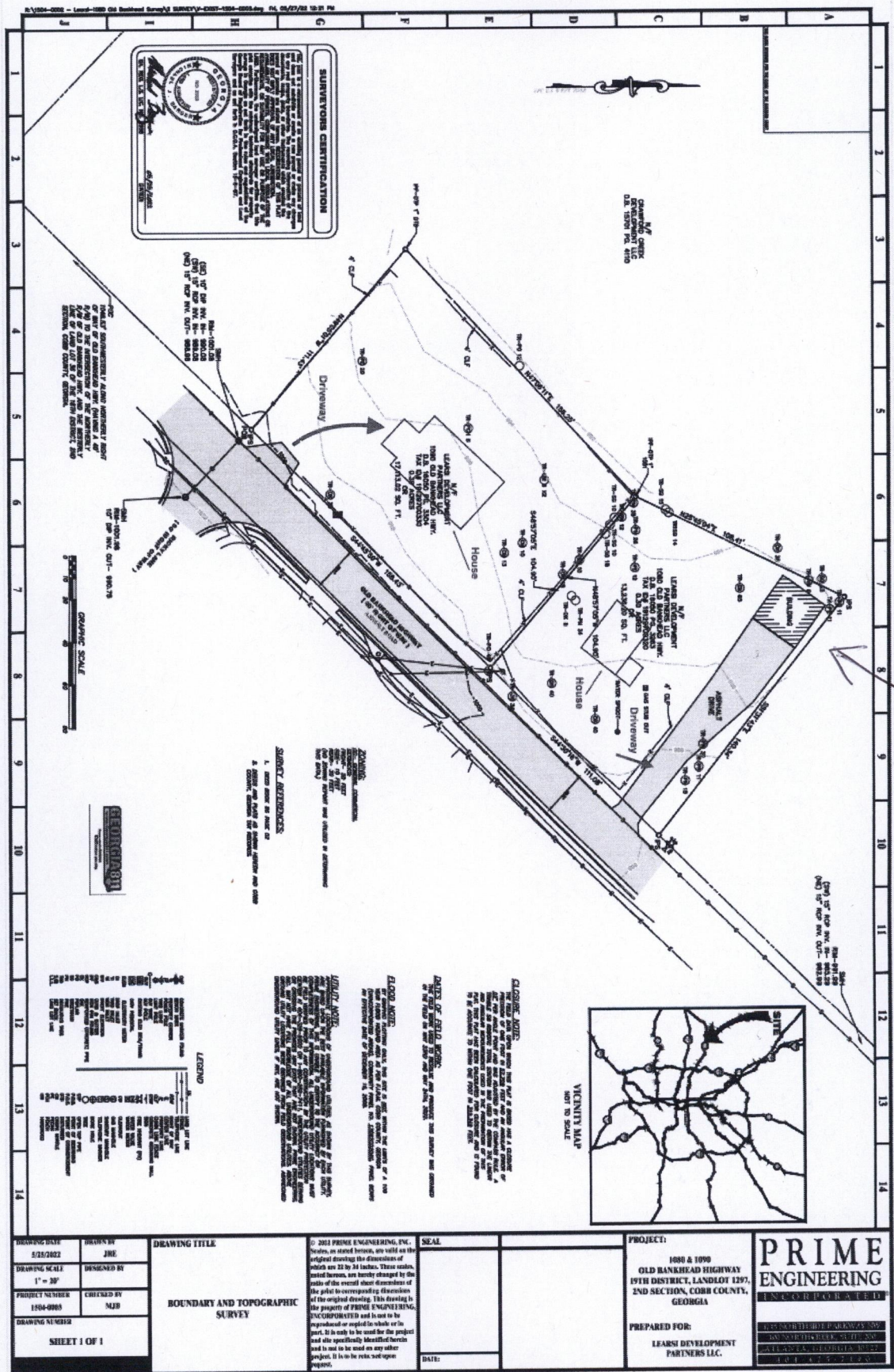
In my opinion this plat is a
correct representation of the
land platted.



Michael R. Niles
Georgia RLS #2646
Member SAMSOG
JOB#224890

LAND LOT 202
DISTRICT 17TH.
COUNTY COBB
GEORGIA

PLAT PREPARED: 10-5-07
FIELD: 10-2-07 SCALE: 1"=30'



current block structure / shed

Min. Bk. 96 Petition No. Z-53
 Doc. Type Site Plan
 Meeting Date 8-16-2022

FILED WITH COUNTY CLERK THIS 2nd DAY
 OF August 2022 BY Sharsha Israel Lovelace
 RE Z-53
Roe L Stone

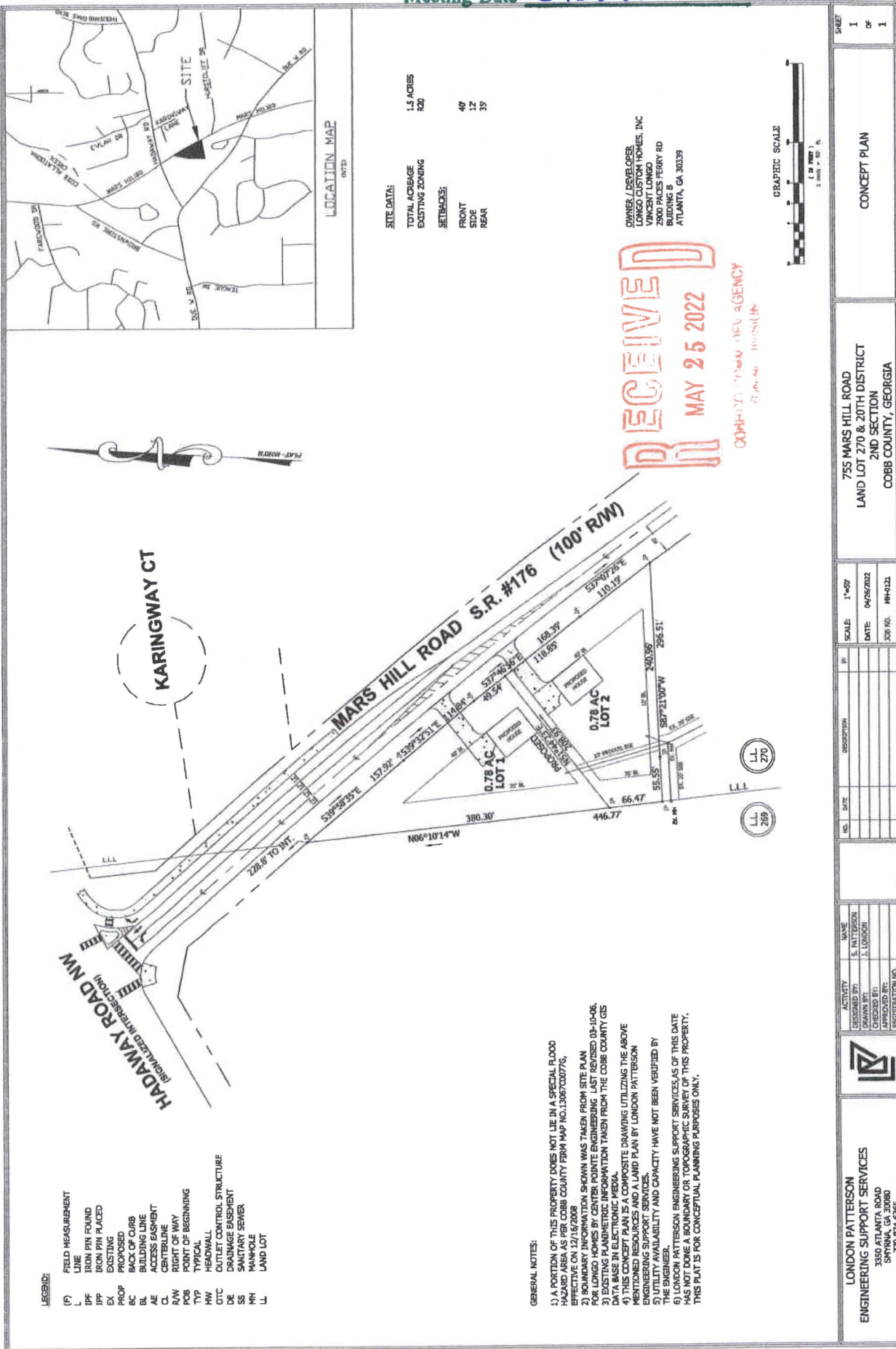
COUNTY CLERK/ASST. COUNTY CLERK/DEPUTY COUNTY CLERK
 COBB COUNTY, GEORGIA

Min. Bk. 96 Petition No. Z-53
Doc. Type Elevations
Meeting Date 8-16-2022

FILED WITH COUNTY CLERK THIS 2nd DAY
OF August 2022 BY Shavsha Israel Lovelace
RE Z-53
Rae E Stone
COUNTY CLERK/ASST. COUNTY CLERK/DEPUTY COUNTY CLERK
COBB COUNTY, GEORGIA



Meeting Date 8-16-2022



AUGUST 16, 2022 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 1

Min. Bk. 96 Petition No. O.B.32
Doc. Type Fire Dept. Stormwater Management &
Cobb DOT Comments & recommendations
Meeting Date 8-16-2022

ITEM OB-32

PURPOSE

To consider a stipulation and site plan amendment for Longo Homes, Inc./ Vincent Longo regarding rezoning application Z-182 of 2005 for property located on the west side of Mars Hill Road, south of Hadaway Road in Land Lot 270 of the 20th District (755 Mars Hill Road).
(Previously continued by the Board of Commissioners from the July 19, 2022 Board of Commissioners hearing until the August 16, 2022 Board of Commissioners hearing).

BACKGROUND

The subject property was rezoned to R-20 in 2005 for three single-family houses. The applicant would like to amend the approved site plan and stipulations to allow only two houses to be built on this property. In 2005, the three proposed houses shared a driveway; the two-house proposal shows individual driveways for each of the houses. If approved, all previous zoning conditions not in conflict would remain in effect.

STAFF COMMENTS

Water & Sewer Comments: No additional comments.

Stormwater Management: No objection to the current request. Individual per lot stormwater mitigation will be required to protect potential downstream issues. Property owners will be responsible of all maintenance.

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

Site Plan Review: No comments.

Fire Department: See attached comments.

RECOMMENDATION

The Board of Commissioners conduct a public hearing and consider the proposed stipulation and site plan amendment.

ATTACHMENTS

Other Business application and zoning minutes.

APPLICANT: Longo Homes

PETITION NO.: OB-32-2022

PRESENT ZONING: _____

PETITION FOR: _____

FIRE COMMENTS:

Petition No. 0.8.32
Meeting Date 8-16-2022
Continued

The owner/tenant maintain the sole responsibility for the design and correcting all errors, omissions, problems, and code (if any) exposed during construction AFTER authorization by Cobb County

ACCESS:

Driveway must have a minimum 12 foot driving surface width (CCDS 402.07.01) with a minimum 25 foot inside turning radius.

Fully developed landscaping shall be at least 7 feet 0 inches from center of drive (14 foot clear width) and 13 foot 6 inches vertical clearance.

Maximum grade shall not exceed 18%, angle of departure shall not exceed 8.5%.

Driveway must extend within 150 feet of the most remote portion of the structure.

FIRE HYDRANTS:

Hydrant location within 500 feet of the most remote portion of the structure.* (Additional hydrant may need to be installed.)

Fire Flow Test from closest existing hydrant shall be provided meeting the minimum.* (Required Flow: 1,500 gpm @ 20 psi)

* An alternative equivalency for the above requirements, subject to the approval by the Cobb County Fire Marshal's Office is one of the following:

- 1.) NFPA 13D sprinkler system.
 - 2.) Complete structure (framing and decking materials) treated with a Class A-Fire Retardant spray with a flame spread rating of 25 or less and smoke development of 450 or less.
 - 3.) Non-Combustible construction.
- (Indicate on the site plan which option will be utilized.)

Josh Davis

(770) 528-8161

josh.davis@cobbcounty.org

AUGUST 16, 2022 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 3

Min. Bk. 96 Petition No. O.B.37
Doc. Type Fire Dept & Stormwater Management
Comments & Recommendations
Meeting Date 8-16-2022

ITEM OB-37-2022

PURPOSE

To consider a stipulation amendment for Chris Robinson regarding rezoning application Z-25 of 1994 for property located on the north side of Jamerson Road, west of Canton Road, in Land Lots 60 and 61 of the 16th District (921 Jamerson Road).

BACKGROUND

The subject property was rezoned to Light Industrial in 1994 stipulated by the Board of Commissioners for a fence company only. The property came back in for Board of Commissioner approval for a marble company with warehousing and storage in 2003. The applicant would like to amend the stipulations to allow their automobile and building window tinting company on the property. The applicant has been in business for 20 years in Woodstock but has decided to move to Cobb County. The applicant states there would be no auto repair and no car washing on site. If approved, all previous zoning conditions not in conflict would remain in effect.

STAFF COMMENTS

Water & Sewer Comments: No additional comments.

Stormwater Management: Assuming there will not be any site improvements of any new or reconfigured impervious area equal to or greater than 5,000 square feet; we will have no objection to the current request.

Cobb DOT: No comment.

Site Plan Review: No comments.

Fire Department: The owner/tenant maintain the sole responsibility for the design and correcting all errors, omissions, problems, and code (if any) exposed during construction AFTER authorization by Cobb County. CCFMO has no objections to the OB case as presented.

RECOMMENDATION

The Board of Commissioners conduct a public hearing and consider the proposed stipulation amendment.

ATTACHMENTS

Other Business application and zoning minutes.

EXHIBIT "B" - ATTACHMENT TO APPLICATION FOR "OTHER BUSINESS"
(Stipulation Amendment)

OB Application No.: OB- 40 (2022)
Zoning Application No.: Z-35 (2021)
Original Hearing Date: June 15, 2021
Date of Zoning Decision: June 15, 2021
Current OB Hearing Date: August 16, 2022

Applicant: Bartlett Heating & Cooling, Inc.
Titleholder: MS Bartlett Holdings, LLC

Tax Parcel Identification No.: 17028500310

BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS

The property which is the subject of this Application for "Other Business" is 1.566 acres, more or less, located at 825 South Cobb Drive, Land Lot 285, 17th District, 2nd Section, Cobb County, Georgia (hereinafter "Property" or "Subject Property"). The Subject Property was rezoned to the Light Industrial ("LI") zoning classification by the Cobb County Board of Commissioners on June 15, 2021.

During the redevelopment of the Property for the intended business, Applicant's landscaping contractor has determined the area to encompass the required twenty-five foot landscape buffer along the eastern property line of the Subject Property, adjacent to existing RM-12 zoned property, is asphalt and cannot be planted. This was previously undetected by Applicant due to expansive overgrowth from the adjacent properties. Applicant seeks the waiver of stipulation no. 3 set forth in the Cobb County Board of Commission minutes, as follows:

3. Install a 25' landscape buffer along the eastern property line along the residential line to the east.

Applicant has consulted with the Cobb County Arborist and County Staff concerning the stipulation and possible avenues to maintain the buffer area.

Unless otherwise specifically set forth herein, the balance and remainder of the stipulations and conditions enumerated in the official minutes, and any attachments thereto, of the Board of Commissioners Zoning Hearing held on June 15, 2021, which are not otherwise in conflict herein, are unaltered or unchanged by this request for Stipulation Amendment.

The amendment proposed and presented herein in no way adversely impacts or affects the quality or integrity of the redevelopment of the Subject Property. If the requested stipulation amendment is approved, as submitted, it shall become an additional part of the final rezoning and shall be binding upon the redevelopment of the Subject Property.

**AUGUST 16, 2022 ZONING HEARING
"OTHER BUSINESS"
COMMISSION DISTRICT 3**

Min. Bk. 96 Petition No. O.B.40
Doc. Type Fire Dept & Cobb DOT
Comments and recommendations
Meeting Date 8-16-2022

ITEM OB-40-2022

PURPOSE

To consider a stipulation and site plan amendment for Bartlett Heating & Cooling, Inc. regarding rezoning application Z-35 of 2021 for property located on the southeast side of South Cobb Drive, southwest of Pearl Street, in Land Lot 285 of the 17th District (825 South Cobb Drive).

BACKGROUND

The subject property was rezoned to Light Industrial (LI) in 2021 for a specialized contractor. The applicant would like to amend the stipulation that required a 25' landscape buffer along the eastern property abutting the RM-12 zoned property. The applicant's landscaper has discovered that most of this 25' area is pavement that has been obscured and covered by leaves and dirt. The applicant would like to delete this stipulation since the cost to removing the existing pavement would be great, and trees & fencing already exist that separates the apartments from the applicant's property. If approved, all previous zoning conditions not in conflict would remain in effect.

STAFF COMMENTS

Water & Sewer Comments: No additional comments.

Stormwater Management: No objection to the current request.

Cobb DOT: See attached.

Site Plan Review/ County Landscape Architect: No comments.

Fire Department: The owner/tenant maintain the sole responsibility for the design and correcting all errors, omissions, problems, and code (if any) exposed during construction AFTER authorization by Cobb County. CCFMO has no objections to the OB case as presented.

RECOMMENDATION

The Board of Commissioners conduct a public hearing and consider the proposed stipulation and site plan amendment.

ATTACHMENTS

Other Business application and zoning minutes.

Recommendations

1. Recommend retaining the following DOT recommendations from Z-35-2021:
 - a. Due to the proximity to the adjacent signal at Appleton Drive, recommend the western driveway on South Cobb Drive be restricted to right-in/right-out access. This recommendation should be implemented upon the redevelopment of the property, where redevelopment is defined as any action requiring a Land Disturbance Permit;
 - b. Recommend no advertising or monument signs on the right-of-way;
 - c. Recommend no parking on the right-of-way;
 - d. Recommend GDOT permits for all work that encroaches upon state right-of-way;
 - e. Recommend western access on South Cobb Drive include a deceleration lane and/or taper. Recommend location and design be determined during plan review, subject to Cobb DOT and GDOT approvals. This recommendation should be implemented upon the redevelopment of the property, where redevelopment is defined as any action requiring a Land Disturbance Permit; and,
 - f. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

MINUTES OF ZONING HEARING
COBB COUNTY BOARD OF COMMISSIONERS
MAY 17, 2022
9:00 A.M.

The Board of Commissioners' Zoning Hearing was held on Tuesday, May 17, 2022, in the second-floor public meeting room of Cobb County Building A, 100 Cherokee Street, Marietta, Georgia. Present and comprising a quorum of the Board were:

Lisa Cupid, Chairwoman
Commissioner Monique Sheffield
Commissioner JoAnn Birrell
Commissioner Keli Gambrill
Commissioner Jerica Richardson

CALL TO ORDER – CHAIRWOMAN CUPID

Chairwoman Cupid called the hearing to order at 9:04 a.m.

CONSENT AGENDA

MOTION: Motion by Cupid, second by Birrell, to **approve** the following cases on the Consent Agenda, *as revised*:

Z-27 BROWARD DEVELOPMENT (Carol Ann Waddell and Christina Waddell Holcombe, Stephen R. Pendleton and Victoria B. Pendleton, owners) requesting rezoning from **GC** and **R-20** to **LI** and **R-20** for a climate controlled self-service storage facility in a single family residential lot in land lots 405 and 498 of the 18th district. Property is located on the northeast side of Mableton Parkway and on the southwest side of Cardell Circle, north of Hunnicut Road (6949 Mableton Parkway).

MOTION: Motion by Sheffield, second by Cupid, to **add** Z-27 with stipulations to the Consent Agenda as follows:

To **delete** Z-27 to the **CRC** and **R-20** zoning districts, subject to:

1. Access hours to be from 6:00 a.m. until 10:00 p.m., seven days a week
2. Submittal 1 traffic study to be submitted during Plan Review
3. Mableton Parkway Design Guidelines must be met during Plan Review
4. Landscape Review Committee shall be established to include the Applicant, the County Arborist, and representatives from the Mableton Improvement Coalition, with final approval by the District Commissioner
5. All other Staff comments and recommendations, *not otherwise in conflict*

VOTE: **ADOPTED 5-0**

CONSENT VOTE: **ADOPTED 5-0**

Min. Bk. 96 Petition No. Z-27-Amend Something Previously Adopted
Doc. Type April 5, 2022 Stipulation
Letter
Meeting Date 8-16-2022



 **COPY**

GARVIS L. SAMS, JR.
JOEL L. LARKIN
PARKS F. HUFF

SAMS, LARKIN & HUFF
A LIMITED LIABILITY PARTNERSHIP
SUITE 100
376 POWDER SPRINGS STREET
MARIETTA, GEORGIA 30064-3448

770-422-7016
TELEPHONE
770-426-6583
FACSIMILE

April 5, 2022

(STIPULATION LETTER, REVISED SITE PLAN & ARCHITECTURAL IMAGERY)

VIA HAND DELIVERY & EMAIL

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



Re: Application of Broward Development to Rezone a 3.41 Acre Tract from GC and R-20 to LI and R-20; (No. Z-27 [2022])

Dear John:

You will recall that I represent Broward Development ("Broward") regarding the above-captioned Application for Rezoning. In that regard, the application is scheduled to be heard and considered by the Cobb County Planning Commission on May 3, 2022 and, thereafter, will be heard and considered for final action by the Cobb County Board of Commissioners on May 17, 2022.

Broward's application was formally submitted on March 3, 2022. The application concerns an approximate 3.41-acre tract of land which is located on the northeast side of Mableton Parkway and on the south side of Cardell Circle. The property at issue ("Subject Property") is presently zoned in the General Commercial ("GC") and R-20 (Single-family Residential) zoning districts and is situated within the confines of a Priority Industrial Area ("PIA") and within a sub-level being characterized as Industrial, on Cobb County's Future Land Use Map ("FLUM").

Taking the above issues into consideration, the use of the Subject Property proposed by Broward is compatible with its FLUM designations as a Self-Service Storage Facility ("SSSF") which is a permitted use under Subject Property's Light Industrial ("LI") zoning district which follows the guidelines in §134-279, regarding SSSFs. As determined through our discussions with you and your Staff, this Application does not require a Special Land Use Permit ("SLUP")

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Cobb County Zoning Division
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in addition to the Application for Rezoning in that the SSSF use is allowed as a permitted use without a SLUP. However, this Application proposes a modern storage facility that is in line with today's Climate-Controlled Self-Service Storage Facility ("CCSSSF") as opposed to the dated, one-story SSSFs that were prevalent in decades past.

Broward's proposal provides storage needs for residential and commercial properties within the area and which will benefit continued development along the Mableton Parkway Corridor consistent with the FLUM. Clearly, the proposed use is a less intense non-residential use which, when compared to other uses which could otherwise be allowed within the confines of the PIA, renders Broward's utilization of the Subject Property appropriate from a land use planning perspective. Broward's proposal will also ensure that the rear/eastern portion of the Subject Property (zoned R-20) shall remain thusly zoned and shall be denominated as Open Space which will clearly transition toward Cardell Circle (an existing residential subdivision within the PIA) and provides additional benefits in order to ensure that the residential subdivision has sufficient distance and positioning from this PIA property.

This letter will serve as Broward's expression of agreement with the following stipulations which shall become conditions and a part of the grant of the requested rezoning and which shall be binding upon the Subject Property thereafter. The stipulations are as follows, to wit:

1. The stipulations and conditions set forth herein shall replace and supersede in full any and all prior stipulations and conditions in whatsoever form which are currently in place concerning the Subject Property which constitutes the subject matter of the above-captioned Application for Rezoning.
2. The Subject Property shall be developed in accordance with the Revised Site Plan prepared by Travis Pruitt & Associates, which is being submitted concurrently herewith. The building proposed for the site will be a maximum of 90,300 square feet. However, Broward reserves the latitude to decrease the overall size of the building.
3. The architectural style, composition and design of the building shall be in compliance with the renderings/elevations which are being submitted concurrently with this letter. The revised renderings/elevations supersede the architectural imagery submitted along with the Application for Rezoning. In that regard, the proposed building is

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primarily composed of brick; cementitious/masonry components; EFIS; and, architectural panels on all four sides of the building.

4. The granting of the Rezoning for the Subject Property shall be use specific for SSSF. Additionally, Broward will agree to exclude all other uses permitted under the LI classification.

The rental of vehicles, trucks, RVs, trailers or equipment or other such uses not expressly provided for hereinafter shall be prohibited.

5. Entry to the building shall be via keycard and punch code pad. All activity within strategic locations throughout the facility shall be monitored by strategically positioned video security cameras.
6. Hours of operation shall be from 9:00 a.m. until 6:00 p.m., Monday through Saturday and from 1:00 p.m. until 6:00 p.m. on Sundays.
7. There shall be no outside PA systems, music or other components which could create noise.
8. The utilization of low-intensity, environmental type, down-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. A lighting photometric plan shall be in substantial conformity to the illumination components typically utilized in the construction of SSSF facilities.
9. The submission of a Landscape Plan during the Plan Review Process subject to final review and approval by the Community Development Agency and the County Arborist, including the following:
 - a. Species of vegetation which will be utilized shall be ecologically compatible with the site and appropriate for the design circumstances, subject to the County Arborist's review and approval. A screening buffer of evergreens shall be maintained (as planted).
 - b. Subject to water restrictions which may be imposed by the state and/or County, all landscaping for the proposed climate-controlled self-service

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storage facility shall be professionally designed, perpetually maintained and irrigated. Any dead or irrevocably diseased vegetation shall be replaced as necessary.

- c. HVAC and all mechanical equipment shall be screened from view of the adjoining properties and public rights-of-way in accordance with the architectural style and composition as aforementioned.
 - d. Dumpsters will be located inside of the building; however, there will be one located outside to the rear of the building and fully screened in accordance with County statutory requirements.
10. Signage, except permitted signage affixed to the building, shall be ground-based, monument style, with finished materials and colors which shall conform to the architectural style and composition as aforementioned. Signage shall comply with the Cobb County Sign Ordinance and Broward agrees that there shall be no electronic or LED signage.
11. Any security fencing and gates for the site shall be in substantial conformity to the security fencing and gates within similarly situated and recently constructed SSSFs which have been entitled within Cobb County. There shall be no outside storage, no overnight vehicle parking or trailer or boat parking or the positioning of trucks, trailers, RVs and/or related or ancillary equipment on the site.
12. Compliance with the following 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 ponds. Additionally, compliance with the following:
- a. Impervious coverage on the site shall not extend beyond seventy percent (70%) of the total site area.
 - b. Broward will be responsible for securing any required wetland permits from the U.S. Army Corps of Engineers. Copies of the Corps of Engineers' permits will be furnished at the time of the Land Disturbance Permit.

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- c. Entering into a Stormwater Facility Maintenance and Access Agreement which shall be required during the Plan Review Process.
- d. Broward will control stormwater discharges not to exceed the existing capacity of the downstream storm drainage system including drainage swales and roadside ditches.
- e. Substantially mitigate any effects of concentrated stormwater discharges onto adjacent properties.
- f. Broward may have to secure drainage easements to receive concentrated discharges where none naturally exist downstream.
- g. Pre- and post- Lake/Pond Study to document pre- and post-development sediment levels. (Jetts Lake on the HOA property of Kingsbridge Homeowners Association, Inc. – 1,400 feet downstream.
- h. Broward must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s), including hydrologic routing through the downstream detention pond or lake.

13. Compliance with recommendations from the Cobb County Department of Transportation with respect to traffic, transportation and other related infrastructure issues, not necessarily limited to the following, to wit:

- a. Broward will verify that minimum intersection sight distance is available for the Mableton Parkway access, and if it is not, Broward will implement remedial measures, subject to Georgia Department of Transportation's ("GDOT's") approval, to achieve the minimum requirement of 630 feet of sight distance.
- b. Access on Mableton Parkway shall include a deceleration lane. Final location and design will be determined during Plan Review process, subject to GDOT and Cobb County DOT approvals.
- c. Installation of curb, gutter, and sidewalk along the Mableton Parkway frontage. If recommended by Cobb DOT in the Plan Review process, a fee-

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in-lieu may be substituted to better coordinate improvements with Cobb DOT Project No. X2762.

- d. Closing and removing driveway aprons along the Mableton Parkway frontage that the development renders unnecessary.
 - e. Placing a 10-foot no access easement along the Cardell Circle road frontage.
 - f. The submission of a Traffic Study to be in a memorandum (Submittal 1) and agreed to by Cobb County DOT before continuing the study. Cobb County DOT will instruct if a full study is required.
 - g. Broward will provide additional information to the Cobb County DOT and Cobb County International Airport (at McCollum Field) Manager if required to do so in terms of proximity to Fulton County Airport-Brown Field and/or with respect to any cranes or other issues involved in the development of the property in order to ensure that there are no conflicts with FAA airspace.
 - h. Obtaining GDOT permits for all work that encroaches upon State right-of-way.
14. Compliance with recommendations from the Cobb County Water System with respect to the availability of water and sewer and capacity issues regarding the Subject Property.
15. Subject to recommendations from the Cobb County Fire Marshal's Office with respect to Fire Prevention and Life Safety including, but not necessarily limited to the following, to wit:
- a. Compliance with IFC 510-Emergency Responder Radio Coverage.
 - b. 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.
 - c. Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level. Aerial fire apparatus access roads

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shall be a minimum width of 24 feet maximum of 40 feet from the structure and be positioned parallel to one entire side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access zone.

- d. The maximum distance of a hydrant to the most remote portion of a structure shall be 500 feet. Distance shall be measured around the structure and from the fire apparatus access road.

16. If the Subject Property is determined to be undevelopable for the purposes sought by Broward or, if for any reason, the closing on the Subject Property does not take place within one (1) year from the date of a successful approval of the Rezoning Application then, and in such an event(s), the zoning classification of the Subject Property shall revert to its original classifications of GC and R-20 without further action being necessary on the part of Cobb County or the owner of the Subject Property.

17. The proposal will require concurrent variances from the permitted SSSF-specific §134-279 and include:

- a. Waiver of the maximum building height from one story to 35 feet.¹
- b. Waiver of the pitched roof component.
- c. Waiver of the required 50-foot landscape buffer to 40 feet abutting the R-20 lot being created by the Applicant.

18. The District Commissioner shall have the authority to approve minor modifications to these stipulations, the site plan, architectural renderings/elevations and all other components of this development as it proceeds through the Plan Review Process and thereafter. However, the District Commissioner shall not have the authority to approve modifications or revisions which:

- a. Increase the density or the Floor Area Ratio ("FAR").

¹ Coincidentally, 35 feet is also the maximum height of homes in all single-family residential zoning districts.

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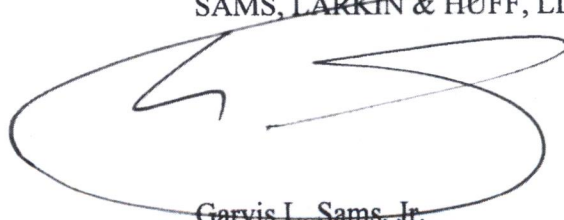
- b. Reduce the size or composition of approved buffers or landscape strips adjacent to contiguous properties.
- c. Relocate a structure closer to a perimeter property line.
- d. Increase the height of a building so that it exceeds the at-grade level of buildings located on contiguous and/or adjacent properties.
- e. Which seek additional waivers from the Cobb County Zoning Ordinance other than those contained herein and/or depicted on the Revised Site Plan.

Please do not hesitate to contact me should you or your staff require any further information or documentation prior to the formulation of your final Zoning Analysis and Staff Recommendations or if such information is needed prior to this Application being heard and considered next month by the Planning Commission and the Board of Commissioners.

With kind regards, I am

Very truly yours,

SAMS, LARKIN & HUFF, LLP



Garvis L. Sams, Jr.
gsams@samslarkinhuff.com

GLS, Jr./jac
Attachments

cc: Members, Cobb County Board of Commissioners (via email w/attachments)
Members, Cobb County Planning Commission (via email w/attachments)
Dr. Jackie McMorris, County Manager (via email w/attachments)
Board of Commissioners Assistants (via email w/attachments)
Ms. Jessica Guinn, AICP, Director (via email w/attachments)

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Ms. Jeannie Peyton, Senior Planner (via email w/attachments)
Mr. Terry Martin, Planner III (via email w/attachments)
Mr. Donald Wells, Planner II (via email w/attachments)
Ms. Margie Vazquez, Planner II (via email w/attachments)
Mr. LeDarius Scott, Planner I (via email w/attachments)
Ms. Pamela Mabry, County Clerk (via email w/attachments)
Ms. Robin Stone, Deputy County Clerk (via email w/attachments)
Ms. Leila Washington, Deputy County Clerk (via email w/attachments)
Captain Josh Davis, Fire Marshal's Office (via email w/attachments)
Ms. Amy Diaz, P.E., Cobb DOT (via email w/attachments w/attachments)
Ms. Abby Rettig, Cobb DOT (via email w/attachments)
Mr. Carl Carver, P.E., Stormwater Management Division (via email w/attachments)
Mr. Tim Davidson, Water System (via email w/attachments)
Ms. Becca Ford, MIC (via email w/attachments)
Ms. Robin Meyer MIC Zoning Committee Chairwoman (via email w/attachments)
Mr. Brandon Weiner, VP of Acquisitions & Development, Broward Development (via email w/attachments)
Mr. Andrew Blakey, P.E., Travis Pruitt & Associates, Inc. (via email w/attachments)
Mr. Albert Ukrainskiy, E.I.T., Travis Pruitt & Associates, Inc. (via email w/attachments)

RECEIVED
 APR 05 2022
 CORCO COMM DEV AGENCY
 ZONING DIVISION



LOCATION MAP

SITE

SITE ADDRESS: 300 MABLETON PARKWAY (OVERLAY)

SITE AREA: 3.56 ACRES

DISTURBED AREA: 25.1 ACRES

TAX PARCEL ID: 1804480000 & 1804480000

BUILDING SETBACK LINES:

BUILDING SUMMARY:

PARKING SUMMARY:

PROPOSED LOT SUMMARY:

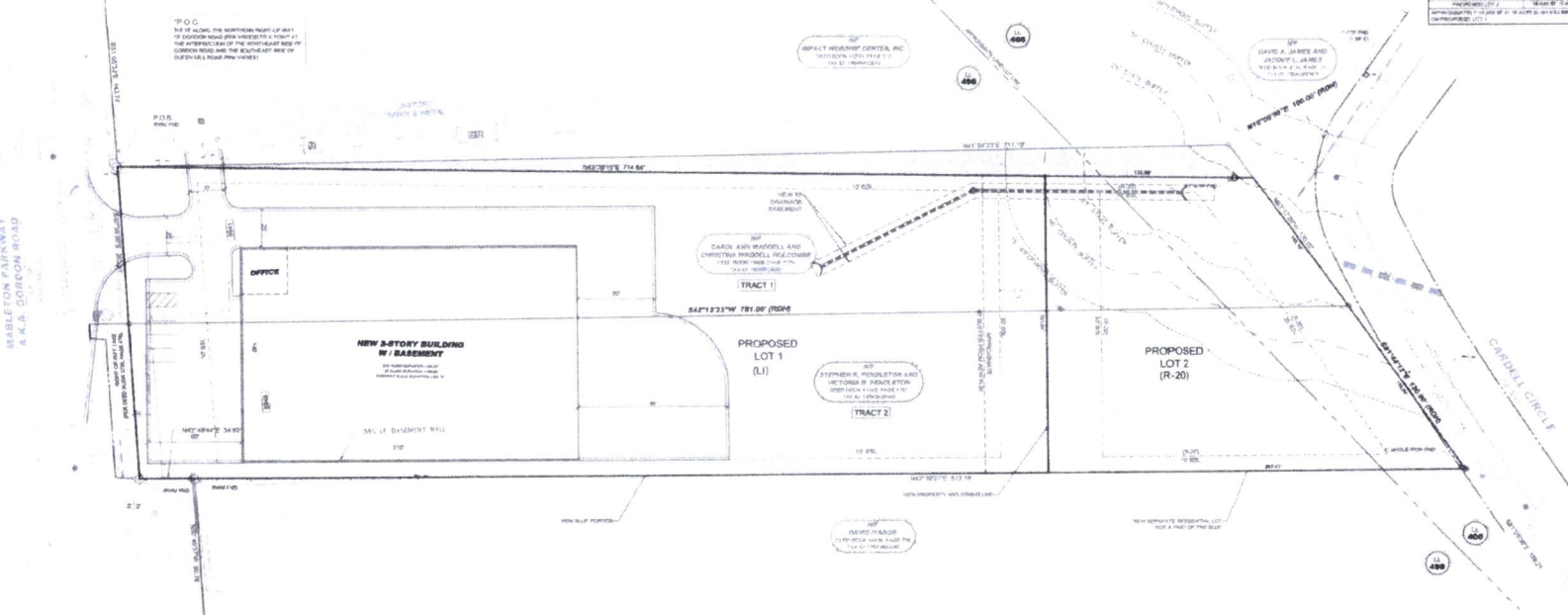
NO.	DATE	DESCRIPTION
1	04/05/2022	REVISIONS
2		
3		
4		
5		



MABLETON PARKWAY SELF STORAGE

300 & 301 MABLETON PARKWAY, LANE LOTS 18 & 19, DISTRICT 15, MABLETON, CORCO COUNTY, GEORGIA

CONCEPT PLAN



NOTE: ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.

THESE DIMENSIONS ARE BASED ON THE INFORMATION PROVIDED BY THE APPLICANT AND ARE NOT A GUARANTEE OF ACCURACY. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

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 www.travispeck.com





Petition No. Z-27 - Amend Something Previously Adopted
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