

SAMS, LARKIN, HUFF & BALLI

A LIMITED LIABILITY PARTNERSHIP

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May 1, 2019

VIA EMAIL AND HAND-DELIVERY

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 Amber-Shea LLC to Rezone a .0736 Acre Tract from PSC to CRC; Land Lot 1298, 19th District, 2nd Section, Cobb County, Georgia (Z-13)

Dear John:

The property known as 1311 Veterans Memorial Parkway is a former bank that is actually two buildings joined by a breezeway. The property is currently zoned PSC because it was developed as part of the large shopping center that is located to the east. Because PSC is an older zoning category and the property is in a Neighborhood Activity Center (NAC) the property must be rezoned to a conforming category. The eastern portion of the building has been used as a church for many years and the western portion of the building has remained vacant for several years. The proposed tenant for the western portion of the building is West Nest Event Facility. Latara Castleberry started West Nest event planning several years ago and she has determined that her business needs to be able to offer event space for its customers which are planning, birthday parties, bridal showers, wedding receptions and similar events. Ms. Castleberry determined a need for such a facility as she planned events for her clients in the area. The subject property is an open and attractive building with a beautiful breezeway that will create a memorable atmosphere for her customers.

Amber-Shea has been working to resolve the parking issues related to the property. The property was previously a bank and it was developed in conjunction with the adjacent shopping center. The vesting deed found at Cobb County Deed Book 889 Page 560 provides that the "Grantor herein, its successors and assigns, a nonexclusive easement over, in and to Grantor's adjacent parking lot on the east side of property described herein-above for Grantee's customer and employee parking. This easement shall remain in full force and effect until Grantor or its successors or assigns ceases to use its property as a shopping center and parking area, at which time the easement conveyed in this paragraph shall thereupon apply only to the fifty (50) foot strip adjacent to the property hereinabove conveyed," said 50 feet is strip of property fifty feet wide from the south side of Veterans Memorial Parkway to Old Powder Springs Road directly east of the subject property. This parking easement allows the subject property to use the

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May 1, 2019
Page 2

shopping center parking as a shared parking arrangement. The applicant and the property owner has also been in contact with the Mableton Improvement Coalition to answer their questions regarding the proposed use. Below is a list of stipulations that the applicant requests be added as a condition on the grant of the rezoning case.

1. The property is rezoned to NRC with the additional use of an event facility being added as permitted use.
2. The zoning is subject with the site plan prepared by DGM Land Planning Consultants with the variances as shown on the plat including reducing the front setback for the existing building to 27 feet.
3. The additional use as an event facility shall include a parking variance to allow the event facility with the parking easement described above.
4. The hours of operation for the event facility will be limited to Mon-Thursday 9:00 am to 10:00 pm, Friday and Saturday 9:00 am to 12:00 pm and Sunday noon to 10:00 pm.
5. The applicant shall improve the parking on the fifty-foot strip directly east of the subject property by lining the spaces.
6. The exterior of the building will be repaired with any rotten wood being replaced and new paint added where needed.
7. There shall not be any outside storage and any existing outside debris will be removed.

With the above described conditions, the proposed event facility will be a great addition to the Mableton community. Please let me know if you need any additional information.

Sincerely,

SAMS, LARKIN, HUFF & BALLI, LLP



Parks F. Huff
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PFH/lkj

Recipients listed on following page.

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Community Development Agency
May 1, 2019
Page 3

cc: Members, Cobb County Board of Commissioners (via email)
Mr. Robert L. Hosack, Jr., AICP, County Manager (via email)
Board of Commissioners' Assistants (via email)
Mr. Michael Hughes, AICP, Interim Director (via email)
Mr. Lee McClead, Deputy Director (via email)
Mr. Jason S. Gaines, AICP, Planning Manager (via email)
Mr. Jason Campbell, Planner III (via email)
Mr. Terry Martin, Planner III (via email)
Mr. Phillip Westbrook, Planner III (via email)
Mr. Donald Wells, Planner I (via email)
Ms. Tannessa Bates, Planner I (via email)
Ms. Pamela Mabry, County Clerk (via email)
Ms. Robin Stone, Deputy County Clerk (via email)
Ms. Leila Washington, Deputy County Clerk (via email)
Captain Bob Bennett (via email)
Mr. David Breaden, P.E. (via email)
Ms. Amy Diaz, P.E. (via email)
Ms. Ashley White, P.E. (via email)
Mr. Tim Davidson (via email)
Ms. Robin Meyer, Mableton Improvement Coalition (via email)
Mr. Cliff Crider (via email)