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August 29, 2022

Via E-mail Only

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

RE: Application for Rezoning - Application No. Z-59 (2022)
Application for Special Land Use Permit - Application No. SLUP-11 (2022)
Applicant/Property Owner: Glenside Mableton, LLC
Property: 3.85 acres, more or less, located on the
southwesterly side of Mableton Parkway,
northwesterly of South Gordon Road, Land
Lot 297, 18th District, 2nd Section,
Cobb County, Georgia

Dear John:

The undersigned and this firm represent the Applicant and Property Owner, Glenside Mableton, LLC (hereinafter collectively referred to as "Applicant"), in its Applications for Rezoning and Special Land Use Permit with regard to a total tract of 3.85 acres, more or less, located on the southwesterly side of Mableton Parkway, northwesterly of South Gordon Road, Land Lot 297, 18th District, 2nd Section, Cobb County, Georgia (hereinafter referred to as the "Property" or the "Subject Property"). After meetings with Planning and Zoning Staff; communications and meetings with area residents and homeowner representatives, reviewing the Departmental Comments and Staff Recommendations, and reviewing the uses of surrounding properties, we have been authorized by the Applicant to submit this letter of agreeable stipulations and conditions, which, if the Applications for Rezoning and Special Land Use Permit 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. The proposed stipulations are as follows:

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- (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 classification of General Commercial (“GC”) to the proposed zoning classification of Office/Institutional (“OI”); as well as the contemporaneous approval of a Special Land Use Permit for the operation of a climate-controlled self-storage facility, with reference to the Site Plan prepared for Applicant, dated June 16, 2022, and submitted with the Applications for Rezoning and Special Land Use Permit on July 7, 2022. A reduced copy of the Site Plan is attached as Exhibit “A.”
- (3) The proposed climate-controlled self-storage facility shall be a maximum of two (2) stories in height (with a basement level), and shall contain a maximum of 52,500 square feet. The elevation of the proposed building shall comply with the Mableton Parkway Design Guidelines with respect to exterior building materials and architectural theme.
- (4) Lighting for the parking areas shall be environmentally sensitive, shoe-box style (or other similar light-directing feature) and shall be fitted with non-glare lenses and cut-off shields to prevent light from extending beyond the property line.
- (5) Security lighting on the proposed facility shall be wall packs, hooded, environmentally sensitive, and shall be fitted with non-glare lenses and cut-off shields to prevent light from extending beyond the property line.
- (6) Any dumpsters servicing the proposed facility shall be enclosed within a minimum six (6) foot high brick or masonry enclosure on three sides with a solid wooden screen gate or doors on the access side. The materials and colors for the enclosure shall match and be complementary to the façade of the proposed facility. All dumpsters shall be screened from view of adjoining properties and public rights-of-way and public view.
- (7) Setbacks for the proposed development shall be as set forth on the referenced Site Plan.

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- (8) Applicant agrees to maintain a forty (40) foot undisturbed and landscaped buffer adjacent to all residentially zoned properties, as more particularly shown and delineated on the referenced Site Plan.
- (9) Minor modifications to the within stipulations, the referenced 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;
 - (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.
- (10) All setbacks, landscape, and buffer areas may be penetrated for purposes of access, utilities, and stormwater management; including, but not limited to, detention/retention facilities, drainage facilities, surface parking, and any and all slopes or other required engineering features of the foregoing.
- (11) Applicant agrees to comply with all Cobb County Stormwater Management requirements applicable to the Subject Property.

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- (12) Applicant agrees to comply with the Comments and Recommendations made by the Cobb County Department of Transportation.
- (13) Landscaping along Mableton Parkway shall comply with the Mableton Parkway Design Guidelines.

We believe the requested rezoning and Special Land Use Permit, pursuant to the referenced Site Plan and the stipulations set forth herein, is an appropriate use of the Subject Property. The proposed use takes into consideration the location of the Subject Property; as well as the uses and development of surrounding properties. The proposed facility will be of the highest caliber, shall be compatible with surrounding commercial developments, shall be an enhancement to the Subject Property, and shall provide a useful service to residents within the surrounding vicinity.

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)

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c: Cobb County Planning Commission
Stephen Vault, Chairman
David Anderson
Fred Beloin
Deborah Dance
Michael Hughes
(With Copy of Attachment)

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

Robin Meyer
Mableton Improvement Coalition
(With Copy of Attachment)

Glenside Mableton, LLC
(With Copy of Attachment)

SITE DATA		
STREET LOCATION: MABLETON PARKWAY, MABLETON, GA		
SITE AREA: 3.85 AC.		
CURRENT ZONING: GC - GENERAL COMMERCIAL		
BUILDING AREA: 105,000 SQ.FT. (780 UNITS)		
ZONING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	20,000 SF	167,577 SF
LANDSCAPE REQUIREMENT	N/A	43%
MIN PERVIOUS COVERAGE	N/A	57%
MIN IMPERVIOUS COVERAGE	2.0	0.82
FLOOR AREA RATIO	4.0 FT.	40 FT.
MAXIMUM BUILDING HEIGHT	50 FT.	77 FT.
BUILDING SETBACKS	10 FT.	74 FT.
FRONT	30 FT.	84 FT.
REAR	20 FT.	20 FT.
LANDSCAPING SETBACKS	40 FT.	57 FT.
FRONT	9 FT. x 18 FT.	10 FT. x 20 FT.
REAR	24 FT.	26 FT.
PARKING STALL SIZE		19 STANDARD
DRIVE ASLE WIDTH		2 ADA
ONE WAY (NOT PARKING)		21 TOTAL
PARKING (SEE BELOW)		
SELF STORAGE		
1 SPACE/760 UNITS		

MABLETON PARKWAY,
MABLETON, GA
CONCEPTUAL SITE PLAN
JUNE 16, 2022

BT STORAGE

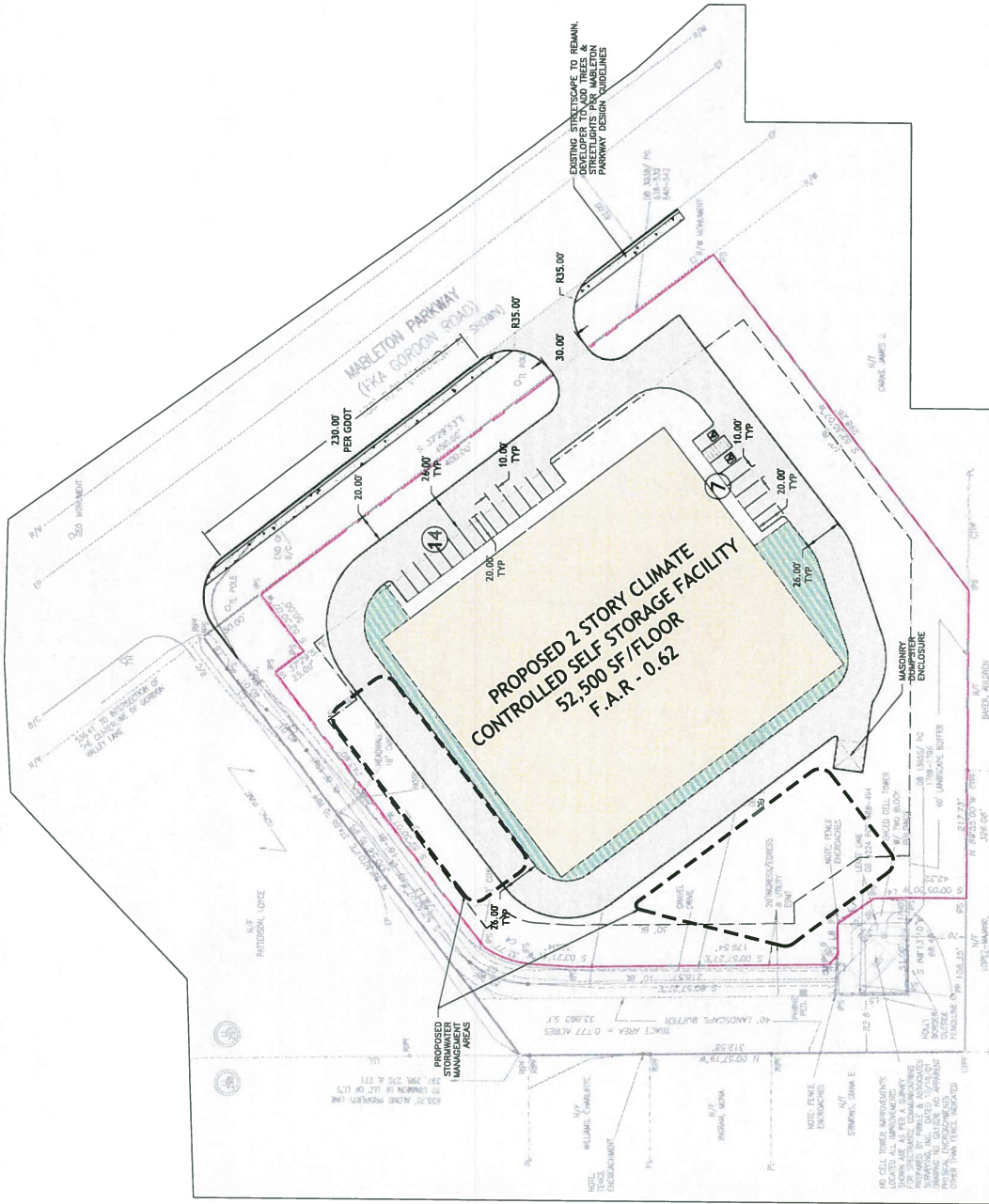


EXHIBIT "A"

