



October 29, 2023

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

RE: Stipulation Letter for 1.81 AC Blair Bridge Tract, rezoning petition #Z-42 and  
Special Land Use Permit 7-23

Dear Mr. Pederson:

On behalf of my client and applicant of Z-42 and SLUP 7-23, William Tiku and Lydia Tiku this letter will serve as the stipulation letter that reflects William Tiku and Lydia Tiku's agreement to the following stipulations becoming conditions and a part of the grant of the requested rezoning.

1. These stipulations and conditions set forth shall replace and supersede all prior stipulations and conditions previously proposed.
2. The rezoning of this property shall be from CF to NRC (with SLUP) based on the Rezoning Plat and Conceptual Landscape Plan prepared by DGM Land Planning Consultants, Inc., dated October 24, 2023.
3. The subject property consisting of 1.81 AC shall be developed as a Climate Controlled Self Service Storage Building. Two floors @ 23,630 SF + Basement floor @ 11,873 SF for a total building area of 59,133 SF. The resulting floor area ratio (FAR) is:  
 $59,133 \text{ SF} / \text{total site area of } 78,844 \text{ SF (or } 1.81 \text{ AC)} = .75 \text{ (75\%)}$
4. The Storage Building will contain approximately 304 individual storage units (Estimate of Unit sizes shown on site plan).
5. All non-impervious disturbed areas around building are to be landscaped with either sod, Shrubs, trees, and/or groundcovers. All planting material will be of quality specified in the Latest edition of American Standards for Nursery Stock.
6. A 20' landscape buffer shall be implemented along the east property line against the Residentially zoned property (RM-8). Buffer shall consist of existing vegetation and Proposed evergreen screen planting as per Cobb County Code.
7. Stormwater Management Area shall be fenced with black vinyl coated chain link fence 6' in height with accompanying landscaping for visual screening.
8. Proposed development will comply with all recommendations from the Stormwater Management Division with respect to stormwater management, detention, hydrology and downstream considerations.
9. All state, county, and local stream buffer ordinances will be adhered to throughout the development and life of the development.

770 514-9006  
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975 COBB PLACE  
BLVD, SUITE 212  
KENNESAW  
GA 30144  
DGMLPC.COM

10. Applicant is agreeable to 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 south side of Blair Bridge Road, a minimum of 40' from the roadway centerline.
11. Applicant agrees to comply with all recommendations from Cobb County DOT as it relates to traffic and transportation considerations.
14. Building will be fortified with security cameras covering ingress and egress points of Building, as well as interior hallways.
15. Architectural finishes for the exterior of building shall consist of brick, stone, stacked stone, Stucco, or combinations. Materials shall comply with high quality construction industry Standards.
16. All outdoor lighting shall be shielded to ensure that light and glare are limited to the premises and are directed away from adjacent properties. Lights shall be low intensity. If a self-service storage facility abuts a residentially zoned property, outdoor lighting shall be limited to a maximum height of 15 feet.
17. Dumpsters and trash receptacles. Dumpsters and trash receptacles shall be located where they are not visible from adjacent residentially zoned properties, and adequately screened from view from all other adjacent properties and streets. Dumpster locations are to be approved by the staff during the plan review process.
18. Applicant agrees to participate in an Architectural Review Committee and Landscape Review Committee with members of Mableton Improvement Coalition concerning the design of the subject structure once this zoning has been approved.
19. Conceptual Landscape Plan by DGM Land Planning Consultants, Inc. dated 2023-10-29 will become part of this stipulation letter.
20. Applicant agrees to provide public sidewalks as recommended by Cobb County D.O.T.
21. Access hours for the building shall be: For regular storage gate access 6 am to 10 pm. (seven days per week) For office hours from 9:30 am to 6 pm (Monday to Saturday)
22. The District Commissioner shall have the authority to make minor modifications to the Site Plan and these stipulations/conditions during the Plan Review process.

23. All staff's comments and recommendations not otherwise in conflict.

Please give me a call if you have any questions, Mr. Pederson. Thank you again for your consideration.

Kind Regards,

David G. Meyer  
President

