

**JULY 15, 2008 ZONING HEARING  
"OTHER BUSINESS"  
COMMISSION DISTRICT 1**

**ITEM #1**

**PURPOSE**

To consider amending the site plan for Freelan Enterprises, LLC regarding Z-105 (Attic Self-Storage Inc.) of August 19, 1997, for property located on the north side of Dallas Highway, east of Bob Cox Road in Land Lots 315 and 332 of the 20<sup>th</sup> District.

**BACKGROUND**

This item was held by the Board of Commissioners from their June 17, 2008 Zoning Hearing Other Business Agenda. The subject property is zoned NRC. This out parcel was part of an approximate 5 acre tract that was the subject of a settlement of litigation on September 15, 1998. One of the conditions of the settlement of litigation required the applicant to submit plans to the Board of Commissioners. On April 20, 1999, the Board of Commissioners approved a site plan for a convenience store with gasoline sales and a drive thru car wash. The approved site plan and the Board of Commissioners decision are attached. This request is to amend the site plan to allow removal of the convenience store, gas pumps and car wash and convert the existing building into a full service car wash. Vacuum bays would be installed under the existing canopy. The proposed site plan is attached. The other business application is also attached.

**FUNDING**

N/A

**RECOMMENDATION**

The Board of Commissioners consider amending the site plan. If approved, all other previously approved conditions/stipulations not in conflict to remain in effect.

**ATTACHMENTS**

Approved Site Plan  
Board of Commissioners Decision  
Proposed Site Plan  
Other Business Application

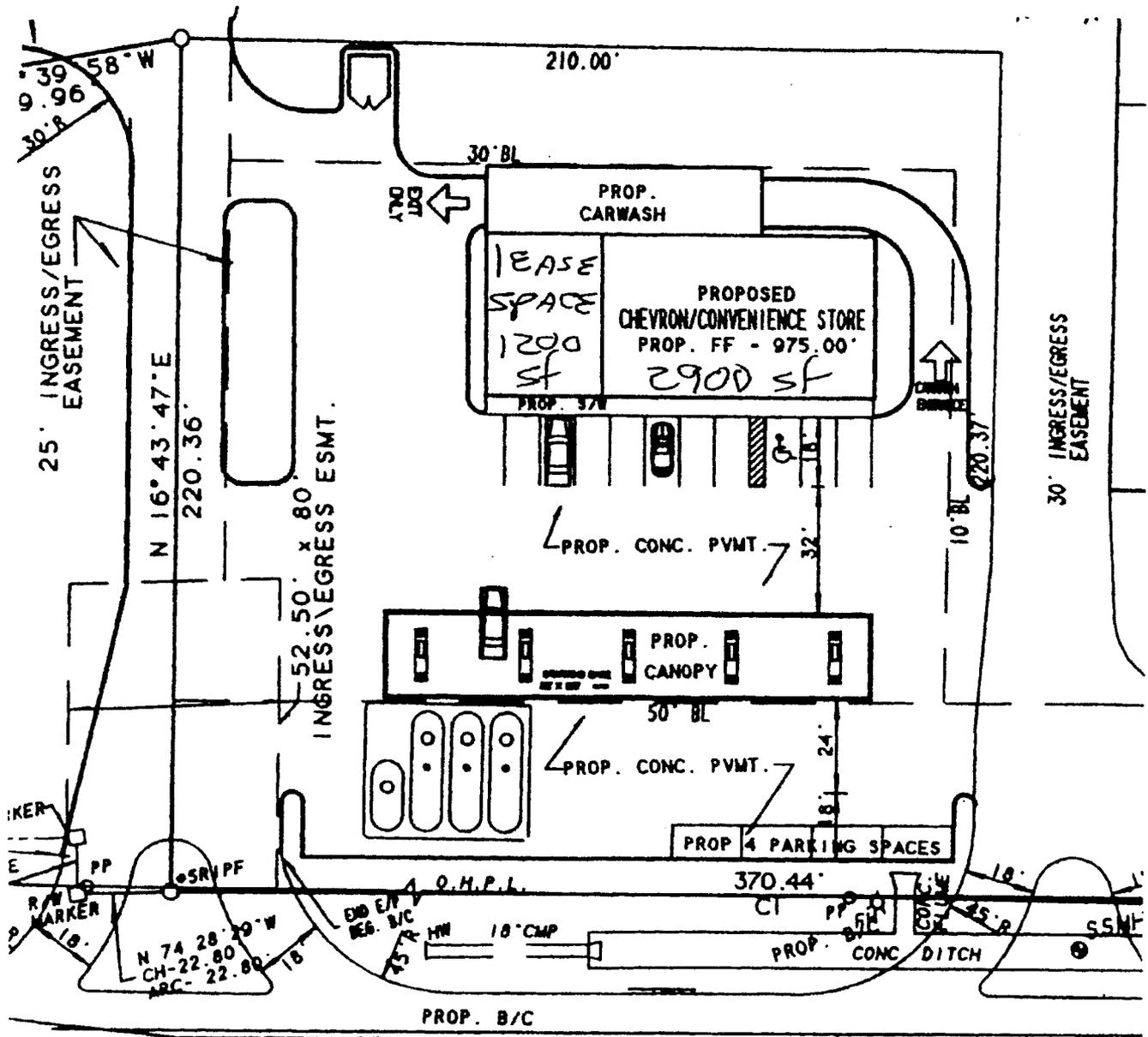
2-105 of 1997

Min. Bk. 11 Petition No. O.B. Item #2

Doc. Type Reduced copy of site

plan for 1.06 acre outparcel

Meeting Date 4/20/97 (M13)



S.R. 120 DALLAS HWY

R/W VARIABLE PVMT. AS SHOWN

(Large Site Plan on file in Zoning Office)

ORIGINAL DATE OF APPLICATION: 8/97APPLICANTS NAME: ATTIC SELF STORAGE, INC.THE FOLLOWING REPRESENTS THE FINAL DECISIONS OF THE  
COBB COUNTY BOARD OF COMMISSIONERSBOC DECISION OF 04-20-99 ZONING HEARING:**OTHER BUSINESS ITEM #2 -- TO CONSIDER SITE PLAN APPROVAL --- Z-105 OF 1997 (ATTIC SELF STORAGE, INC.)**

To consider Site Plan Approval for Wilder Realty, Inc. regarding Z-105 of August 19, 1997 (Attic Self-Storage, Inc.), for property located on the north side of Dallas Highway, east of Bob Cox Road in Land Lots 315 and 332 of the 20<sup>th</sup> District.

Mr. Mark Danneman, Zoning Division Manager, provided information to the Board concerning a site plan approval for Wilder Realty, Inc. regarding Z-105 of 1997 (Attic Self-Storage, Inc.). Following discussion, the Board of Commissioners **approved** site plan relative to the 1.05 acre out parcel for Wilder Realty, Inc. regarding Z-105 of 1997 (Attic Self-Storage, Inc.) for property located on the north side of Dallas Highway east of Bob Cox Road in Land Lots 315 and 332 of the 20<sup>th</sup> District **subject to: 1) site plan dated March 30, 1999 (copy attached and made a part hereof); 2) letter of agreeable conditions from Mr. Tom Wilder dated March 29, 1999 (copy attached and made a part hereof); 3) staff to review and approve applicant's lighting proposal for canopy prior to permitting.** Motion by Byrne, second by Olens, carried 4-0.



## WILDER REALTY, INC.

1706 Barrington Circle  
Marietta, GA 30062  
Phone (770) 973-1422  
Fax (770) 973-0430

2-105 of 1997  
Min. Bk. 11 Petition No. D.B. Item #2  
Doc. Type Letter of Agreement  
Conditions  
Meeting Date 4/20/99 (m8)

29 March 1999

Mr. Mark Danneman  
Zoning Division Manager  
Cobb County Zoning Department  
191 Lawrence Street, Suite 300  
Marietta, GA 30060

Re: Site Plan--Development plan for Attic Self Storage, Inc.  
Outlot at Bob Cox and Dallas Highway

Dear Mark:

On behalf of my clients John Copeland and Herb Williams, I am submitting the attached site plan and development letter agreement for your review, comments and approval. This is pursuant to paragraph three (3), page seven (7) of the letter agreement (attached hereto) dated September 10, 1998, from John Moore to you and Mr. Bentley, Jr., on behalf of Attic Self Storage, Inc.

I have met personally with the four sitting Cobb County Commissioners and three (including the Chairman) have tentatively approved the concept of a convenience store with a car wash--subject to site and building plan approval on the outlot which is part of the approved Attic Self Storage plan for Bob Cox and Dallas Highway. The outlot is zoned NRC with no restrictions. It is surrounded by ten (10) foot high walls on the east and north sides. I talked to Denise Rose and, at her request, have hand-delivered to her the photographs of Mr. Copeland's store in North Fulton which was built within the Johns Creek overlay with highly restrictive architectural control.

My clients are amenable to the following points:

1. Architectural style shall be very similar to the attached photos--brick with stucco accent band at the top of the building.

2. Landscaping shall be pursuant to a specific plan which shall be submitted to staff and the county arborist for its review and approval. Grass shall be sod.

3. Dumpsters shall be incorporated into the landscape plan and shall be bricked on at least three (3) sides consistent with the architectural theme and composition as aforementioned and situated within the interior of the property. All dumpsters shall have rubber lids or bumpers to minimize noise.

4. The height of the canopy shall be between fifteen (15) and eighteen (18) feet dependent upon the prevailing topography and grade of the site.

5. All exterior lighting employed within the proposed development shall be shoe-box type. All outside lighting shall be controlled by a photo-electric cell system. Any and all pole lights on the premises shall be no higher than a maximum of sixteen (16) feet with the poles concerning same being black or annonized bronze in color.

6. Subject to the following Cobb County Department of Transportation's recommendations and compliance with Cobb County development standards and ordinances related to project improvements including the following:

- (a) The construction of a continuous acceleration/deceleration lane along the subject property's frontage.
- (b) Subject to the Applicant obtaining a Georgia DOT permit for ingress and egress concerning Dallas Highway (SR 120).
- (c) Providing interparcel access via a private road contiguous and to the north of the subject property.

7. Subject to the Cobb County development and Inspection Department's recommendations with respect to stormwater, detention/hydrology and down stream considerations including the following:

- (a) Storm water detention will be provided by Attic Self Storage with a master pond.
- (b) Exercising sensitivity with respect to all erosion and sediment control ordinance requirements and Clean Water Quality Act provisions.

8. Unless otherwise required by law, there shall be no outside audio devices, including, but not limited to phone bells, loud speakers, or music. However, the installation and utilization of a two-way individualized speaker at each pump station for safety/instructional purposes shall be allowed.

9. No vehicles shall be stored or parked on the subject property overnight except in emergency circumstances.

Mr. Mark Danneman  
Page 3

10. Hours of operation shall be 5:00 AM to Midnight. Hours of operation for the following existing stations are:

*Citco* at corner of Villa Rica and Dallas Highway (M-F--5AM-10PM; Sat/Sun--6AM-10PM);

*Chevron* on Dallas Hwy (5:30AM-Midnight);

*Texaco* on Dallas Hwy, Villa Rica, Ridgeway Road (5:30AM-Midnight)

*Shell* at Dallas Hwy, Villa Rica, Ridgeway Road (5:30AM-Midnight)

*Chevron* at Mars Hill and Dallas Hwy (24 hours)

11. The facility design incorporates five (5) pump islands.

12. Signage shall be ground-based monument style as per Dallas Highway corridor requirements.

Please call if you or your staff have any questions or require additional information.

Sincerely,



Tom Wilder

cc: Cobb County Board of Commissioners:  
William Byrne, Chairman  
G. Woody Thompson, Jr.  
Joe L. Thompson  
Sam Olens

Denise Rose, President, P.L.A.N.



