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October 1, 2020

Shana Hines
 The Planning and Zoning Resource Company
 E-mail: [REDACTED]

Subject Property/Parcels: 1046 /1048Richard D. Sailors Parkway, Powder Springs, GA
 (Ref # 140530-1)

To Whom It May Concern:

In response to your request for information regarding the above-referenced property, we have researched our files and present the following:

1. **The current zoning classification for the subject property is Community Retail Commercial (CRC) with conditions allowing a Hotel and a Self-service storage facility - Climate controlled.**

2. **According to the zoning ordinances and regulations of this district, the use of the subject went through the following rezoning:**

Previous permitted use:

- May 15, 2006: Rezoned and approved from LRO and CRC to NRC for a retail development with conditions.
- July 21, 2008: Rezoned from NCR to CRC with conditions to allow a movie theater serving alcoholic beverages, a wine and spirit store, karate studio and a learning center.

Current permitted use:

- Hotel approved via rezoning. Self-service storage facility climate controlled is an approved use via a Special Use approval granted on August 20, 2018. See attached conditions.

- Permitted Use by Right - Hotel is permitted in the CRC zoning district
- Permitted Use by Special/Specific Use Permit (see comments, or attached approval documentation) - **Self-service storage facility climate controlled is an approved use via a Special Use approval granted on August 20, 2018.**
- Permitted Use by Conditional Use Permit (see comments, or attached approval documentation)
- Legal Non-Conforming Use (use was existing prior to the adoption of the zoning ordinance/code)
- Non-Permitted Use

3. **Adjacent property zoning designation:** North: Residential Zoning District R20
 South: Residential Zoning District R20
 East: Community Retail Commercial (CRC)
 West: Residential Zoning District (R15)

4. **Conformance: Per current zoning ordinances and regulations applicable to the subject property, the current structure(s) is:**

- Legal Conforming (complies with, or is otherwise exempt from, applicable zoning regulations, including parking)
- Legal Non-Conforming (does not meet the current zoning requirements due to amendments, re-zoning, variance granted or other changes. See comments)
- Grandfathered (developed prior to the adoption of the zoning code/ordinance)
- Non-Conforming (see comments)

Comment: Development of the site must be consistent with the Zoning stipulations and the Unified Development Code.

5. Have any variances, special permits/exceptions, ordinances or conditions been granted/approved for the subject property:

- No, There do not appear to be any variances, special permits/exceptions, ordinances or conditions that apply to the Subject property.
- Yes, The following apply to the subject property: _____ Variance
(Documentation/copies attached) _____x_____ Special Permit/Exception and Rezoning
_____ Ordinance
_____x_____ Conditions Conditions are attached

Comment: _____

6. Rebuild: In the event of casualty, in whole or in part, the structure located on the subject property:

- May be rebuilt in its current form (i.e. no loss of square footage, same footprint, with drive through(s), if applicable).
- May not be rebuilt in its current form, except upon satisfaction of certain conditions, limitations or requirements.
Please see section _____ of the current zoning code/ordinance for details.

7. Code Violations Information:

- There do NOT appear to be any outstanding/open zoning, building or fire code violations that apply to the subject property.
- The following outstanding/open _____ zoning / _____ building / _____ fire code violations apply to the subject property:

Comment: _____

8. Certificate of Occupancy (required for the use, operation and occupancy of the subject property), status: Certificate of Occupancy has not been issued building is not complete.

- Self-Storage Facility -CO issued in 2019 - not attached
Hotel - not additional permits requested, parcel currently vacant

9. Site Plan Information:

- The subject property was not subject to a site plan approval process
- The subject property was subject to site plan approval; a copy of the approved site plan is attached
- The subject property was subject to site plan approval, but a copy of the approved site plan is no longer in existence (*was lost or destroyed*). All other existing documents applicable to site plan approval for the site are attached.
- An approved site plan for the subject property is on file, but our office does not have the necessary resources to reproduce and distribute copies of the plan. All other existing documents applicable to site plan approval are attached.
- Other, (as noted here):

Comment: Please see attached approved site plan _____

Further comments regarding the subject property:

No violation on file.

ZONING AUTHORITY:

By: *S. Edwards*

Municipality: City of Powder Springs

Title: Special Projects Coordinator for Zoning and Plan Review

Department: Community Development

Printed Name: Shauna Wilson-Edwards

Phone: 70-943-8001 sedwards@cityofpowdersprings.org

PLEASE SEE ATTACHED:

- 1. July 16, 2018 Mayor and Council Minutes: PZ 18-019: Rezoning from CRC conditional to CRC Conditional
PZ 18-020: Special use to allow Self-Storage Facility, Climate Control

A motion to approve with conditions.

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 property which constitutes the subject matter of the above-captioned applications.

2. The architectural style, composition and design of the proposed buildings shall be in substantial conformity to architectural renderings/elevations dated June 19, 2018. Said renderings/elevations shall depict exterior materials on all four (4) sides of the buildings consisting primarily of brick, stone, and other cementitious-type components approved by the Community Development Director. Renderings/elevations may contain up to 40% EIFS which will be permitted through design review as approved by the Community Development Director. PROVISIO TO REFLECT THE ACCESS WOULD BE PER THE SITE PLAN DATED 05/24/18 BUT ACCESS TO THE ACTUAL STORAGE UNIT THEMSELVES FROM THE INTERIOR ONLY.

3. The rezoning of the subject property shall be from Conditional CRC to Conditional CRC for the purposes of the development of a Climate Control Self-Service Storage Facility (CCSSSF) which includes a request for a Special Use Permit ("SUP") for the development of a Hotel in substantial conformity to the Revised Site Plan prepared by Paradigm Engineering Services, Inc., which is being submitted concurrently herewith and is dated May 24, 2018.

4. The hours of operation for the CCSSSF offices shall be from 8:00 a.m. until 7:00 p.m. (Monday-Saturday) and from 1:00 p.m. until 6:00 p.m. on Sundays. There shall be no access to the proposed building from midnight until 6:00 a.m. Access to the CCSSSF building shall be facilitated with entry being via keycards and/or punch code pads. Activity within strategic locations throughout the facility shall be monitored by meaningfully positioned video security systems. The proposed Hotel

building shall provide access after the customary check-in process by way of keycard entry.

5. Utilization of low-intensity, environmental-type 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. During the Plan Review Process, Shamrock shall submit a specific Photometric Plan which will also reflect (to the extent security is not compromised) the positioning and specifics regarding security protocols.

6. The positioning of stormwater management, detention and water quality are in place and were previously constructed on the subject property. Shamrock's Civil Engineers are presently studying the configuration of detention and have preliminarily concluded that stormwater/detention components have been built in accordance with calculations which take into consideration the amount of proposed impervious surfaces as the result of the construction of both the CCSSSF and the Hotel. Updated Hydrology study must be provided during Plan review process to confirm site meets current regulations.

7. Compliance with recommendations from the Cobb County Fire Department regarding Life-Safety and Fire Prevention Issues, including the following:

a. Compliance with regulations requiring a minimum of 150' "hose pull" concerning fire protection and fire suppression for the proposed buildings.

b. The installation of automatic sprinkler systems within the buildings.

c. Compliance with International Fire Code ("IFC") Section 510 regarding Emergency Notification to accommodate public safety and life safety regulations.

8. Compliance with the City's Engineering and Public Works Staff regarding traffic and transportation issues to the extent not in conflict with existing publicly recorded documentation to the contrary.

11. The hotel, subject of this application, shall have entry to individual guest rooms through a central lobby and all stays be limited to less than 15 days, except that 6 rooms may have stays in excess of 15 days. PROVISIO FOR ALLOWANCE OF ADDITIONAL ROOMS IN EXCESS OF 15 DAY STAY AT FUTURE DATE AFTER REVIEW BY MAYOR AND COUNCIL AND WITH THE AGREEMENT OF APPLICANT. BOTH THE NUMBER OF ROOMS AND THE LENGTH OF STAY.

9. The submission of a Landscape Plan during the Plan Review Process which shall be subject to final review and approval by the staff. Additionally, existing planted buffer will be maintained within 30 days of this approval.

10. Signage for the proposed development (including the CCSSSF and the Hotel), shall include ground-based, monument style signage located on or adjacent to the subject property's frontage on Sailors Parkway or at such other locations as may be determined during the Plan Review Process and consist of building identification signage. The ground-based signage shall be incorporated into the Landscape Plan, lighted in accordance with City requirements and irrigated as such landscaping requires. This signage shall include shared signage space for the tenants located in the retail space located directly to the south of the site.

Special Use Approval Conditions

A motion to approve with conditions.

- 1. Violation of the conditions of approval will render the approval null and void.**

- 2. Self-Service Storage Facility, Climate Control must meet the provisions outlined in Article 4 of the Unified Development Code. This includes that there would be no outdoor storage or overnight parking and all entry shall be from one main or central point. PROVISIO TO REFLECT THE ACCESS WOULD BE PER THE SITE PLAN DATED 05/24/18 BUT ACCESS TO THE ACTUAL STORAGE UNIT THEMSELVES FROM THE INTERIOR ONLY.**

- 3. All parking and loading areas designated or intended for public use after dark shall have lighting. The illumination for, and glare from this facility shall be designed so that the lighting is shielded or aimed away from adjacent residential properties. This requirement must be depicted on the photometric plan at the Development Review Phase.**

- 4. An eight (8) foot opaque fence shall be erected along the west property line, subject to staff review. This fence may also be black clad vinyl chain link fence with sufficient landscaping.**

- 5. The hours of operation for the CCSSSF offices shall be from 8:00 a.m. until 7:00 p.m. (Monday-Saturday) and from 1:00 p.m. until 6:00 p.m. on Sundays. There shall be no access to the proposed building from midnight until 6:00 a.m. Access to the CCSSSF building shall be facilitated with entry being via keycards and/or punch code pads.**

- 6. Architectural design shall be substantially in accordance with the rendering dated June 19, 2018; No EFIS or stucco is permitted. The site must also be accordance with Section 4-266, which will be determined during design and development plan review.**

- 7. If commencement of the development does not occur within 18 months of this approval, the applicant will be required to reapply for special use approval.**