

# Memorandum

Subject: PZ 18-019 - Rezoning - Shamrock Building Systems  
Change in stipulations of Approval  
Richard D. Sailors Pkwy, LL 800 & 829

Date: **July 16, 2018**

## **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.
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.
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.
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.

**SO MOTIONED** this 16<sup>th</sup> day of July, 2018.

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Albert Thurman, Mayor

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Patrick Bordelon, Council Member

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Doris Dawkins, Council Member

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Patricia Wisdom, Council Member

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Henry Lust, Council Member

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Thelma C. Farmer, Council Member

Attest: \_\_\_\_\_  
Kelly Axt, City Clerk