

APPLICANT: Childress Klein Properties, Inc.
770-859-1200

REPRESENTATIVE: John H. Moore 770-429-1499
Moore Ingram Johnson & Steele, LLP

TITLEHOLDER: Cousins Properties Incorporated

PROPERTY LOCATION: Northeast intersection of Powers Ferry Road and Windy Ridge Parkway.

ACCESS TO PROPERTY: Windy Ridge Parkway

PHYSICAL CHARACTERISTICS TO SITE: Vacant, Wooded

PETITION NO: SLUP-15

HEARING DATE (PC): 12-03-13

HEARING DATE (BOC): 12-17-13

PRESENT ZONING: O&I

PROPOSED ZONING: Special Land Use Permit

PROPOSED USE: Self-Storage Facility

SIZE OF TRACT: 4.117 acres

DISTRICT: 17

LAND LOT(S): 1008

PARCEL(S): 1, 287

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** O&I/ Multi-Story Office
- SOUTH:** CRC/ Retail Commercial
- EAST:** O&I/ Climate-Controlled Self-Service Storage Facility
- WEST:** UC/ Multi-Story Condominium

OPPOSITION: NO. OPPOSED _____ **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

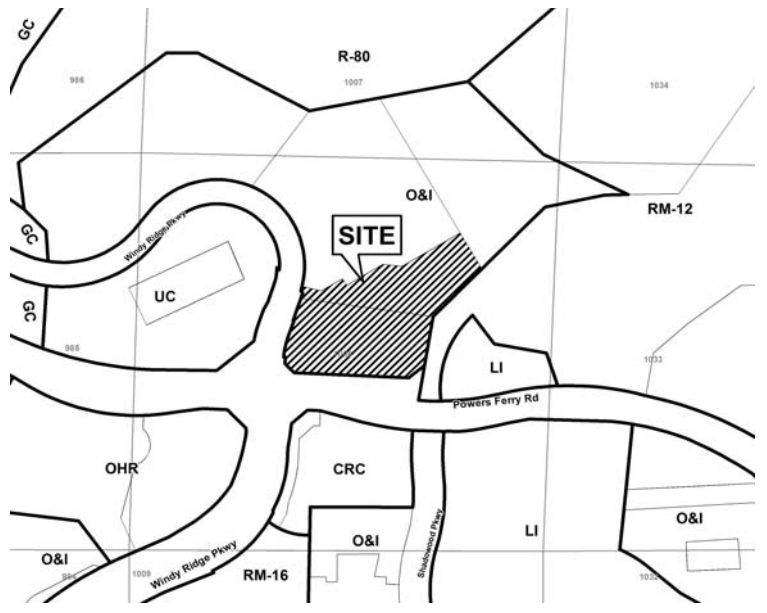
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

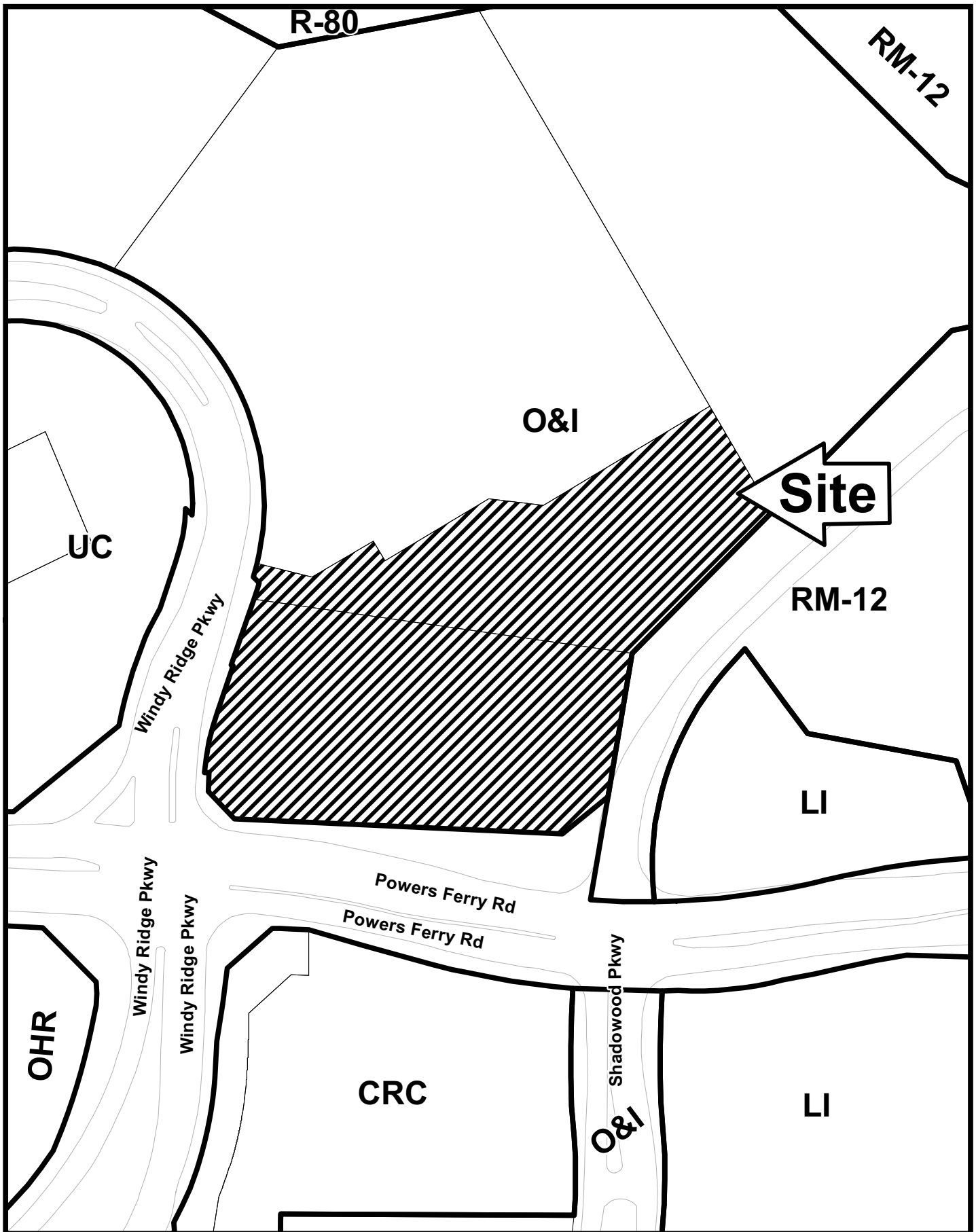
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

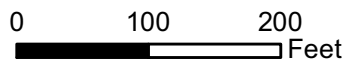
STIPULATIONS:





SLUP-15



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary

APPLICANT: Childress Klein Properties, Inc.

PETITION NO.: SLUP-15

PRESENT ZONING: O&I

PETITION FOR: SLUP

ZONING COMMENTS:

Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a Special Land Use Permit to allow for the construction and operation of a self-storage facility on the subject property that is proposed to be a maximum of four (4) stories in height and approximately 97,280 gross total square feet. The proposed structure has an exterior finish of brick, stone, stacked stone, stucco, glass, and combinations thereof (rendering attached). The submitted rendering does not indicate "one way" windows as required by the Code. However, the style and materials proposed are in keeping with other neighboring commercial and offices uses including brick, stucco, and awnings above ground floor windows. Perimeter plantings are proposed with no landscape islands within the parking area otherwise indicated by Code requirements. Neither a lighting plan nor proposed business hours have been presented for approval by the Board.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Development will be required to connect to sanitary sewer.

TRAFFIC COMMENTS:

Recommend a FAA Airspace Study.

Recommend no access to Powers Ferry Road.

Recommend driveway access off of the private road be aligned with the driveway across the roadway.

Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.

FIRE COMMENTS:

After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

APPLICANT: Childress Klein Properties, Inc.

PETITION NO.: SLUP-15

PRESENT ZONING: O&I

PETITION FOR: SLUP

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Unnamed Trib to Chattahoochee River FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location: within or adjacent to stream buffer

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: YES NO POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - **County Review**/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: **50'**, 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITION

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream _____.
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream receiving stream and existing road culvert.

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STORMWATER MANAGEMENT COMMENTS – Continued

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown _____
- Copy of survey is not current – Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. This site is located at the northeast intersection of Powers Ferry Road and Windy Ridge Parkway. There is an existing detention pond wall on the site that will need to be replaced due to its questionable integrity. The stormwater attenuation provided by the existing structure must be accounted for in the new, proposed stormwater management facility.
2. This site is located outside the ARC Chattahoochee River Corridor, but is within 2000 feet of the Chattahoochee River National Park. Elevated sediment and erosion control measures will likely be required to protect the Park Service Property.

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STAFF RECOMMENDATIONS

SLUP-15 CHILDRESS KLEIN PROPERTIES, INC.

The applicant is proposing a self-storage facility on the subject property which is currently zoned O&I office and institutional district and located within a RAC regional activity center future land use area and office subarea. It is surrounded by other commercial and office uses as well as high-density residential including apartments and high-rise condominiums. There also is a similar self-storage facility next door to the east.

The proposed four (4) story building will contain approximately 97,200 gross square feet and falls well below the Code prescribed FAR of 1.0 at 0.54. With an exterior of brick, stone, stacked stone, stucco, glass, and combinations thereof, the building will be in keeping with architecture of surrounding retail and office uses. However, the submitted rendering does not contain the Code-required “one way” windows.

Landscaping is proposed along the Windy Ridge Parkway as well as the Powers Ferry Road frontages and the loading area yet, no internal landscaped islands are proposed within the internal parking area. The overall parking count is sufficient providing 11 spaces, two (2) more than the required nine (9). No lighting plan or proposed business hours have been submitted for approval by the Board of Commissioners.

Based on the above analysis, Staff recommends APPROVAL subject to the following conditions:

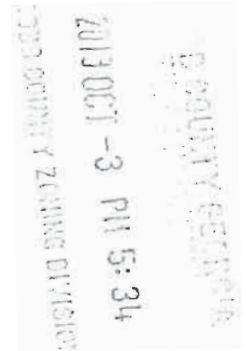
- Revised Site Plan received by the Zoning Division on November 12, 2013 with District Commissioner making minor modifications but allowance for additional landscaping if required during Plan Review;
- Revised architectural renderings to be submitted including “one way” windows on all but those windows within “front office” area to be approved by the District Commissioner;
- Landscape Plan to be submitted for review by County Arborist and approval by District Commissioner;
- Lighting plan and proposed business hours to be approved by Board of Commissioners;
- Fire Departments comments and recommendations;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations;
- Department of Transportation comments and recommendations.

The recommendations made by the Planning and Zoning Staff are only the opinions of the Planning and Zoning Staff and are by no means the final decision. The Cobb County Board of Commissioners makes the final decisions on all Rezoning and Land Use Permits at an advertised public hearing.

ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: SLUP- 15 (2013)
Hearing Dates: December 3, 2013
December 17, 2013

Applicant: Childress Klein Properties, Inc.
Property Owner: Cousins Properties Incorporated



STATEMENT OF PROPOSED SITE IMPROVEMENTS

Applicant is seeking a Special Land Use Permit for the purpose of construction and operation of a self-storage facility upon 4.117 acres located at the intersection of the northerly right-of-way of Powers Ferry Road with the easterly right-of-way of Windy Ridge Parkway (hereinafter the "Subject Property"). The Subject Property is currently zoned to the Office Institutional zoning classification, which allows the proposed use with the approval of a special land use permit as required by the Cobb County Zoning Ordinance.

As more particularly shown and reflected on the Zoning Site Plan submitted with the Application for Special Land Use Permit, the following improvements shall be made on the Subject Property:

- (1) Construction of a self-storage facility, a maximum of four stories in height, being approximately 97,280 gross total square feet. The proposed structure shall have an exterior finish of brick, stone, stacked stone, stucco, glass, and combinations thereof, and shall be substantially similar to the attached rendering.
- (2) There shall be two access points to the proposed facility as shown on the referenced Zoning Site Plan. Parking shall be provided in the area of each access point pursuant to Cobb County Code. Deliveries shall be made to the designated loading area only.
- (3) The detention facility for the proposed development shall be constructed and located as shown and reflected on the referenced Zoning Site Plan.
- (4) Landscape screening shall be along a portion of Windy Ridge Parkway and a portion of Powers Ferry Road. Additionally, landscape screening shall be provided around the loading area to provide visual screening.
- (5) Signage shall be placed on the proposed structure and at the intersection of Powers Ferry Road and Windy Ridge Parkway.

Additional information and details of the improvements; including, but not limited to, exterior façade, layout, parking, signage, landscaping, and the like shall be provided throughout the application process.

SLUP-15 (2013)
Rendering of
Building

