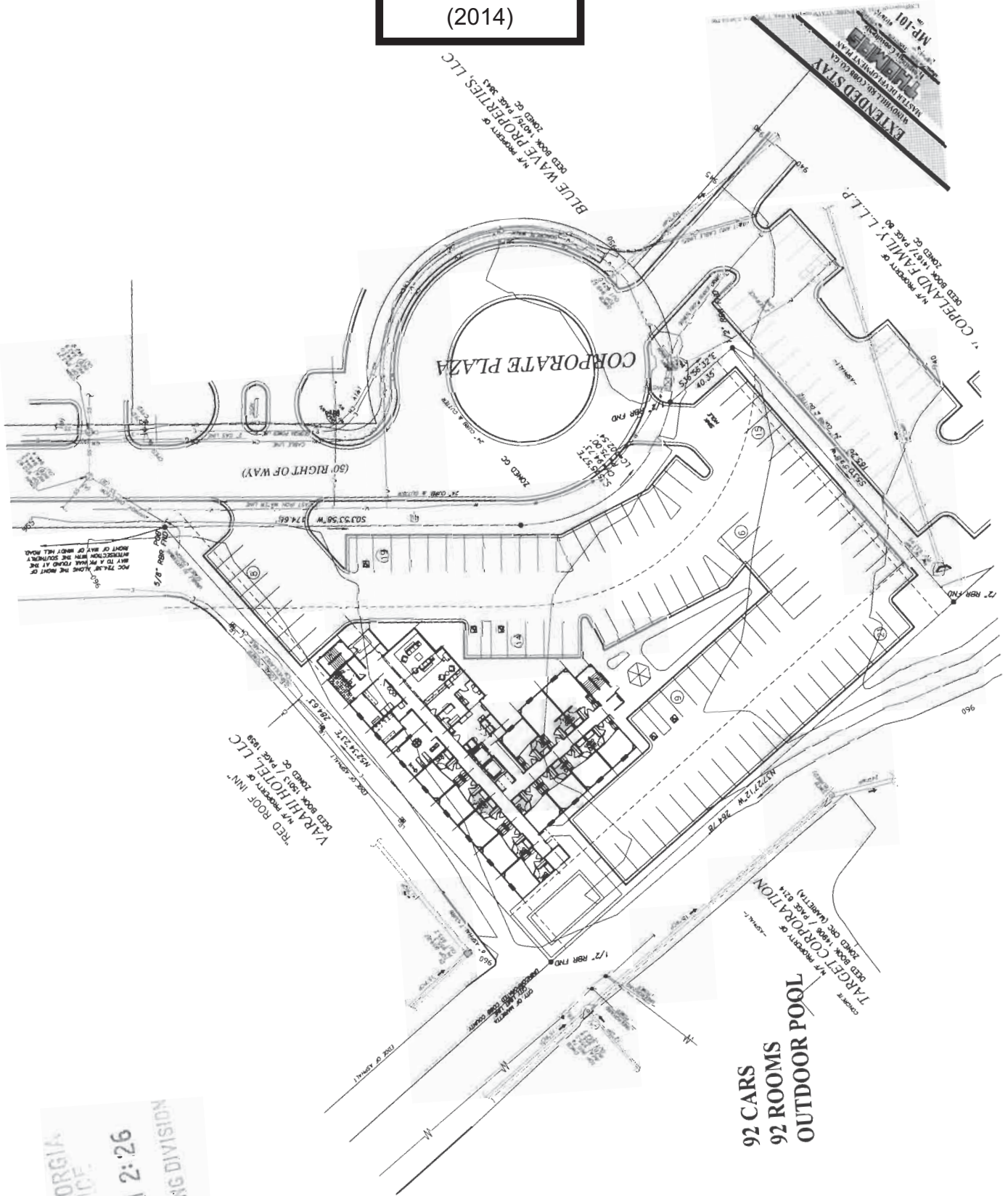


SLUP-8  
(2014)



92 CARS  
92 ROOMS  
OUTDOOR POOL

COBB COUNTY GEORGIA  
FILED IN OFFICE  
2014 MAR -6 PM 2:26  
COBB COUNTY ZONING DIVISION

**APPLICANT:** Cosmo Ventures Cobb, LLC

**PETITION NO:** SLUP-8

**REPRESENTATIVE:** Parks F. Huff (770) 422-7016  
Sams, Larkin, Huff & Balli, LLP

**HEARING DATE (PC):** 05-06-14

**HEARING DATE (BOC):** 05-20-14

**PRESENT ZONING:** GC

**TITLEHOLDER:** Cosmo Ventures Cobb, LLC

**PROPOSED ZONING:** Special Land  
Use Permit

**PROPERTY LOCATION:** Southwest side of Corporate Plaza,  
south of Windy Hill Road.

**PROPOSED USE:** Suite Hotel

**ACCESS TO PROPERTY:** Corporate Plaza

**SIZE OF TRACT:** 1.17 acres

**DISTRICT:** 17

**PHYSICAL CHARACTERISTICS TO SITE:** Vacant, undeveloped

**LAND LOT(S):** 851

**PARCEL(S):** 23

**TAXES: PAID** X **DUE** \_\_\_\_\_

**COMMISSION DISTRICT:** 2

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH:** GC/ Red Roof Inn
- SOUTH:** GC/ Office Building
- EAST:** GC/ Office Building
- WEST:** City of Marietta/ Target Store

**OPPOSITION:** NO. OPPOSED **PETITION NO:** \_\_\_\_\_ **SPOKESMAN** \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

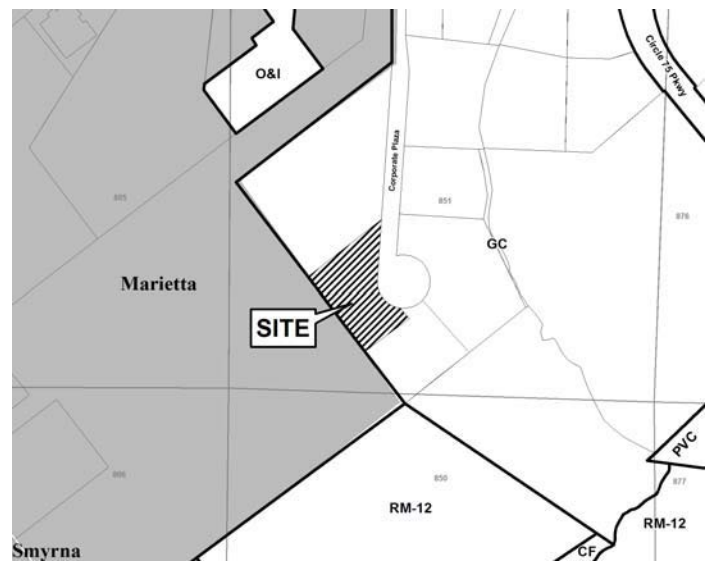
**BOARD OF COMMISSIONERS DECISION**

**APPROVED** \_\_\_\_\_ **MOTION BY** \_\_\_\_\_

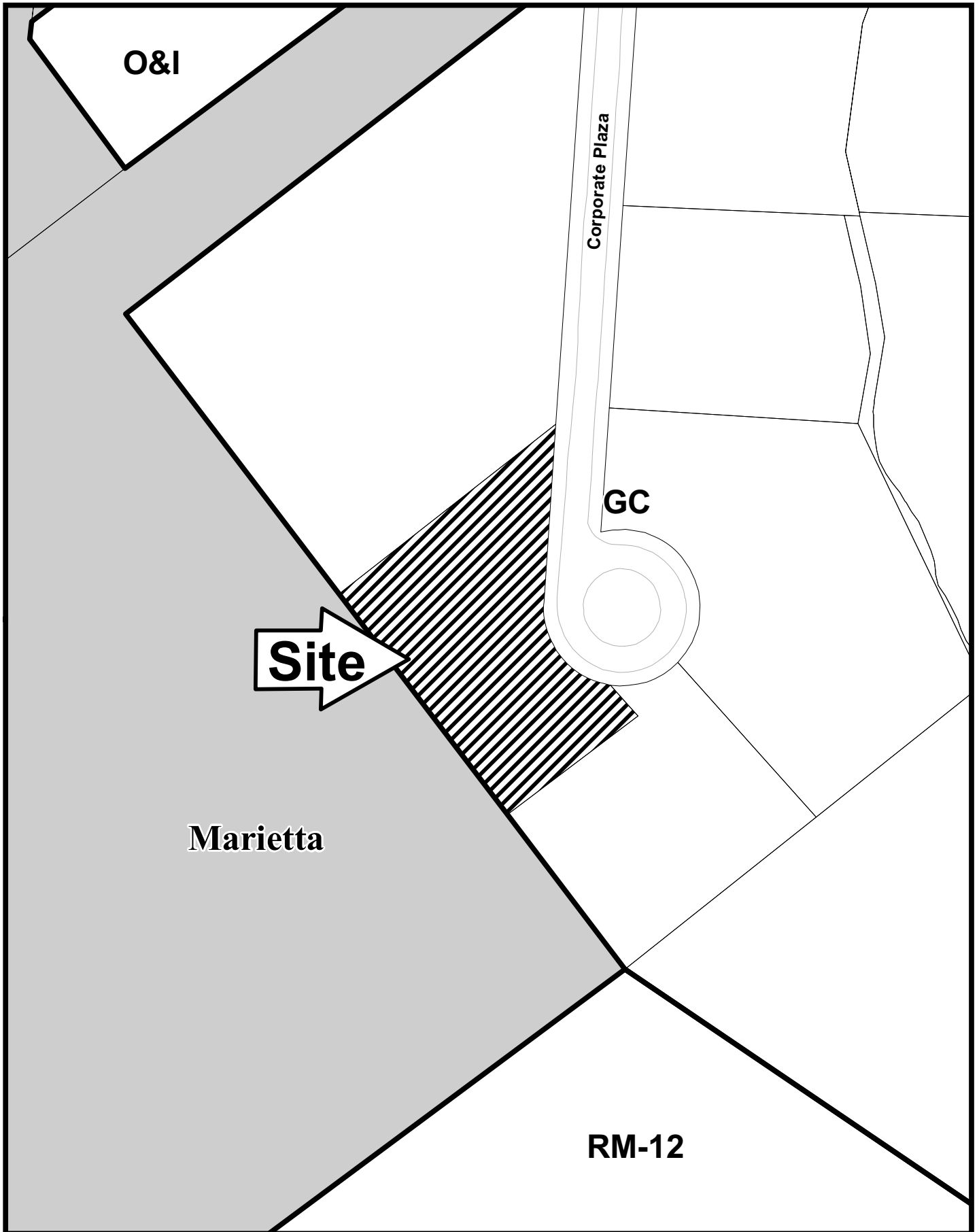
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

**HELD** \_\_\_\_\_ **CARRIED** \_\_\_\_\_

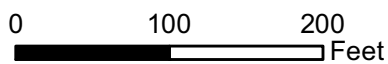
**STIPULATIONS:**



# SLUP-8



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



-  City Boundary
-  Zoning Boundary

**APPLICANT:** Cosmo Ventures Cobb, LLC

**PETITION NO.:** SLUP-8

**PRESENT ZONING:** GC

**PETITION FOR:** SLUP

\*\*\*\*\*

**ZONING COMMENTS:** Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a Special Land Use Permit (SLUP) to allow the construction and operation of a five-story, 92 room Candlewood Suites Hotel upon the subject property. The property, zoned GC general commercial district and located within the RAC regional activity center on the future land use map, requires the SLUP as a special exception use. However, the Code requires a parcel of at least two (2) acres while the applicant's property measures only 1.17 acres. Also, the Code requires a minimum roof pitch of four in twelve yet the applicant is requesting approval of a flat roofed design. Too, the parking count as presented will be deficient by a total of 10 spaces as the required number of parking should equal one (1) per room and 10 for employees; the applicant proposing only 92 spaces for 92 rooms. No conference, meeting, or banquet halls are specifically proposed. Also, no restaurant is proposed. If these accessory, internal uses are anticipated, parking for these particular uses will have to be considered as well. Limited to 80% maximum impervious, the Code also requires approval of a landscape plan with emphasis on parking areas. Also, a cleaning protocol should be presented for weekly cleaning and each suite shall include an automatic power off timer for stoves and cooktops within the rooms. Additionally, the applicant is requesting a five-story building in lieu of the allowed maximum of four stories.

**Historic Preservation:** No comments.

**Cemetery Preservation:** There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

Connection to public water and sewer will be required at Plan Review.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

Recommend FAA Study if structure is above 4 stories or 40 feet.

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: Cosmo Ventures Cobb, LLC

PETITION NO.: SLUP-8

PRESENT ZONING: GC

PETITION FOR: SLUP

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Poplar Creek 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: \_\_\_\_\_

- 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 system including existing detention pond.

\*\*\*\*\*

**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. May need to utilize pervious pavement to reduce coverage to meet allowable limit.

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 parcel has been pre-graded with an average slope of approximately 5% and is currently wooded except for a small area at the southeast corner. The majority of the site currently drains to an existing headwall located near the southwest corner of the parcel that conveys the flow through the existing detention pond for the office building at 2250 Corporate Plaza Parkway. It appears that a portion of the site may bypass this inlet into a ditch along the western property line and ultimately into the apartment complex to the south. There is limited drainage conveyance available within this older apartment development. The proposed plan must eliminate any bypass and convey all runoff to the northeast corner of the Corporate Plaza Northwest development.
2. The existing detention pond for 2250 Corporate Plaza Parkway does not appear to have sufficient capacity to handle the additional runoff from this proposed development. Onsite detention and water quality will be required as well verification of adequate downstream conveyance capacity. Some deferred maintenance activity may be necessary within the existing detention pond.

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## **STAFF RECOMMENDATIONS**

### **SLUP-8      COSMO VENTURES COBB, LLC**

The applicant is requesting a Special Land Use Permit (SLUP) to allow the construction and operation of a five-story, 92 room Candlewood Suites Hotel upon the subject property. The property, zoned GC general commercial district and located within the RAC regional activity center on the future land use map, requires the SLUP as a special exception use. However, the Code requires a parcel of at least two (2) acres while the applicant's property measures only 1.17 acres. Also, the Code requires a minimum roof pitch of four in twelve yet the applicant is requesting approval of a flat roofed design. Too, the parking count as presented will be deficient by a total of 10 spaces as the required number of parking should equal one (1) per room and 10 for employees; the applicant proposing only 92 spaces for 92 rooms. While other appropriate considerations regarding room amenities, cleaning, etc. may be addressed through pertinent stipulations, on its face, the applicant's proposal overshoots the thresholds set out by the Code. Based on this analysis, Staff recommends DENIAL of the applicant's request.

**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.**



COBB COUNTY GEORGIA  
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2014 MAR -6 PM 2:23  
COBB COUNTY ZONING DIVISION

**SPECIAL LAND USE PERMIT STATEMENT FOR  
APPLICATION OF COSMO VENTURES COBB, LLC**

COMES NOW, COSMO VENTURES COBB, LLC, and, pursuant to §134-37 (e) of the Cobb County Zoning Ordinance, files this Statement and shows the following:

1. The proposed five-story, 92 Room Candlewood Suites Hotel will not have a negative effect on the neighborhood or area. The property and surrounding properties are zoned GC and are in a Regional Activity Center. The uses in the area include many hotels, restaurants, convenience stores and offices that are consistent with the properties proximity to Windy Hill Road and Interstate 75.
2. The proposed Candlewood Suites Hotel is compatible the neighborhood which includes many similar uses. The Hotel is intended to serve the surrounding office developments and events at the Galleria Conference Center.
3. The proposed use will not create a nuisance. It will serve travelers and businessmen that need a hotel in the I-75 / Galleria Corridor.
4. The use will not impact the quiet enjoyment of surrounding properties which uses are all compatible with the proposed Suite Hotel.
5. The proposed use will complement the surrounding properties and will adversely affect their values.

6. The Candlewood Suite Hotel will provide adequate parking and the location along the Windy Hill Corridor close to I-75 is consistent with traffic engineering standards.
7. The proposed intensity is appropriate given the properties zoning as GC and because it is located in a Regional Activity Center as defined by the Comprehensive Plan.
8. The proposed use is not in any proximity to residential uses.
9. There is no reason to limit the hours of operation given the properties location in a Regional Activity Center.
10. Given the properties location in a Regional Activity Center, there is no reason to limit the hours of delivery.
11. The proposed Candlewood Suites Hotel will have a comprehensive landscape plan.
12. Attached are details of the Candlewood Suites Prototype. This quality hotel option in close proximity to the Galleria Conference Center, the New Braves Stadium and the nearby office complexes will be a benefit to the area.

13. The applicant is requesting to reduce the minimum lot size from two acres to 1.17 acres and to allow for a flat roof as depicted in the Candlewood Suites Prototype.

The foregoing provides the factors to be considered in recommending approval of a Special Land Use Permit Application. Additional Details will be submitted during the pendency of the application.

Respectfully submitted, this the 6th day of March, 2014.

SAMS, LARKIN, HUFF & BALLI, LLP

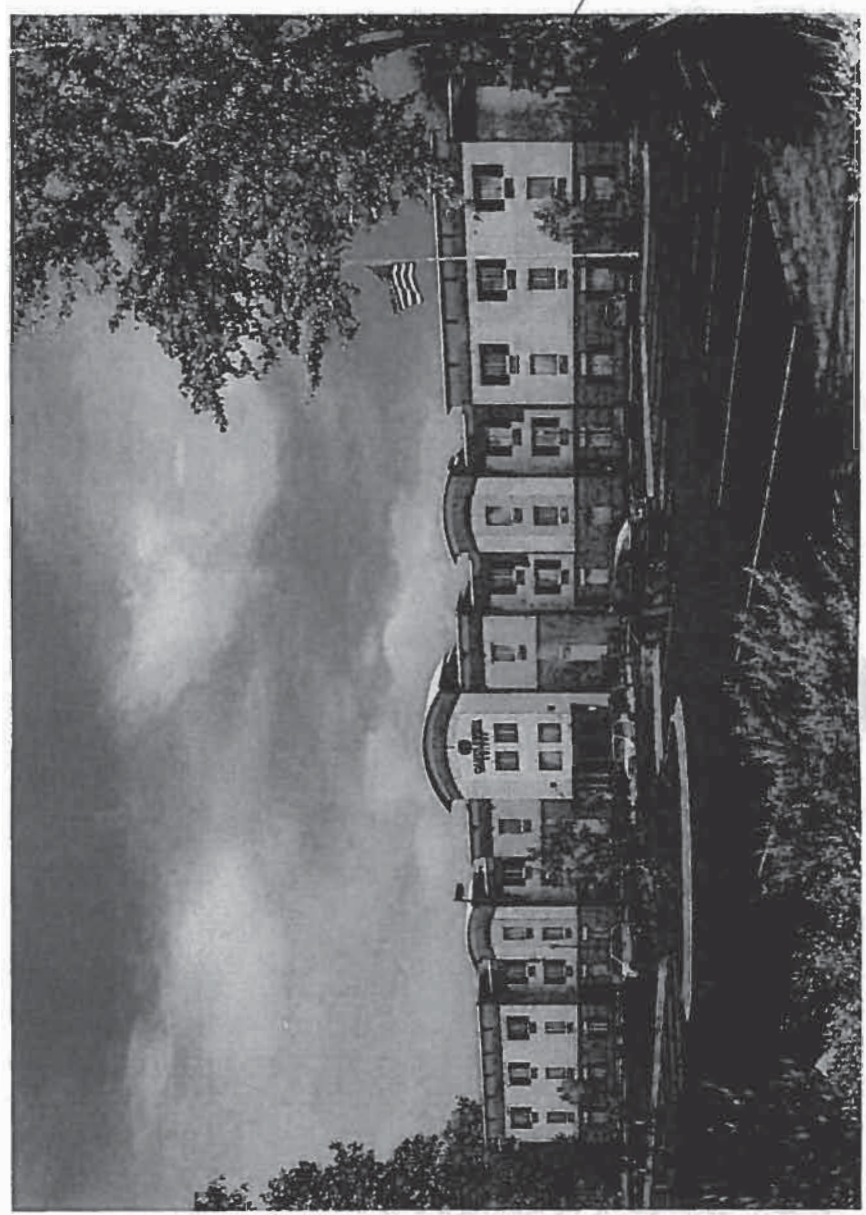
By: 

\_\_\_\_\_  
PARKS F. HUFF  
Attorney for Applicant  
Ga. Bar No. 375010

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2014 MAR -6 PM 2:26  
COBB COUNTY ZONING DIVISION

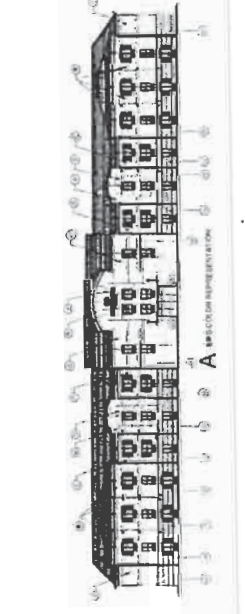
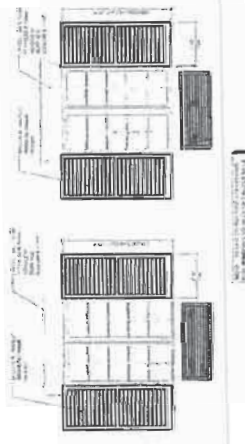
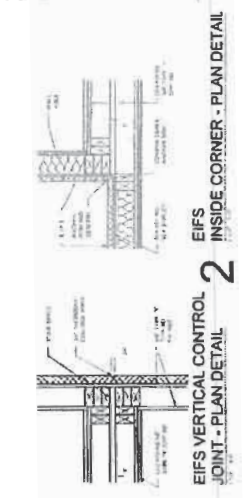
# CANDLEWOOD SUITES®

## PROTOTYPE



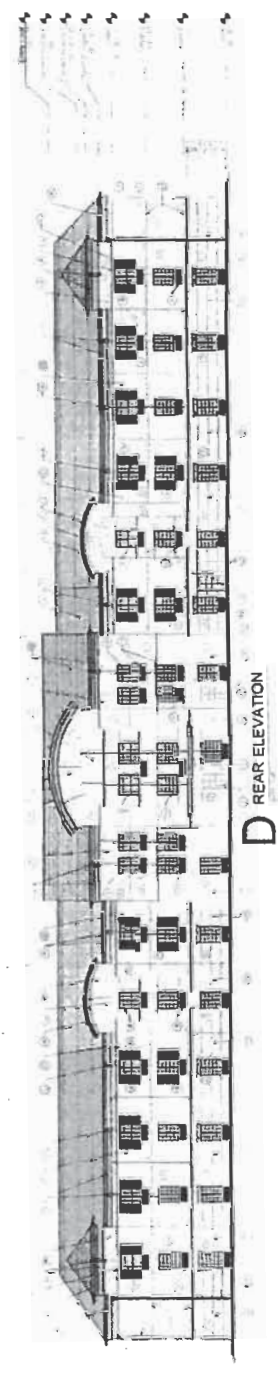
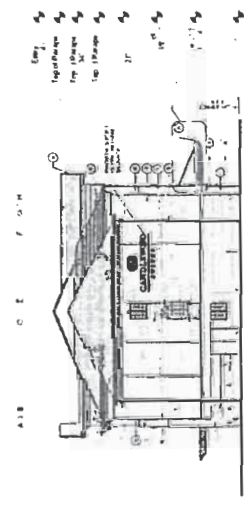
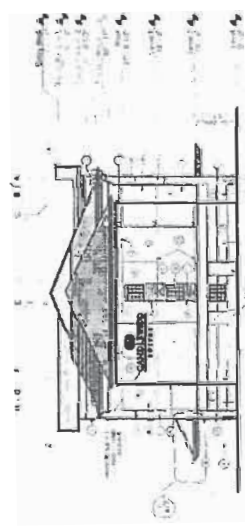
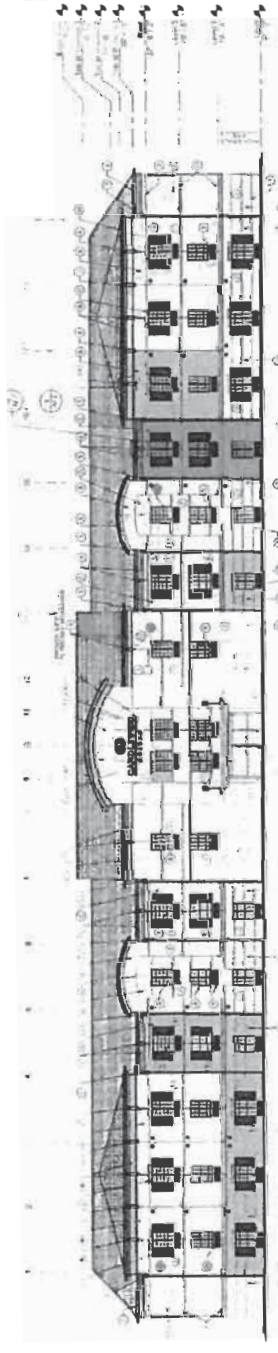
SLUP-8 (2014)  
Rendering,  
Elevations &  
Architectural Site  
Plan

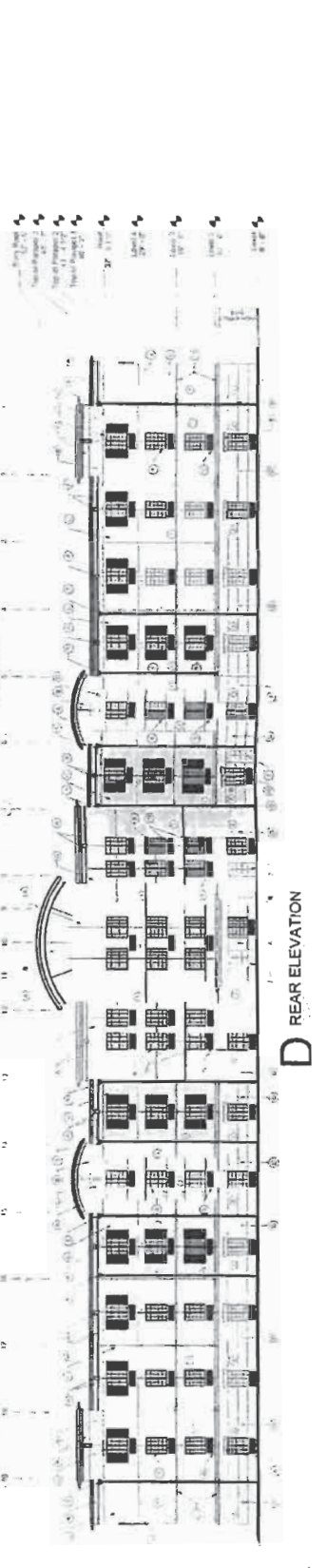
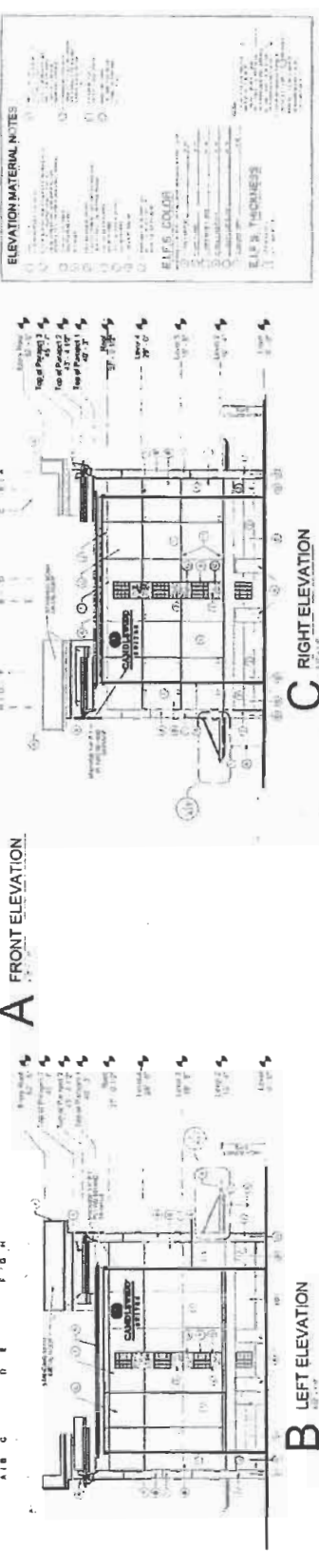
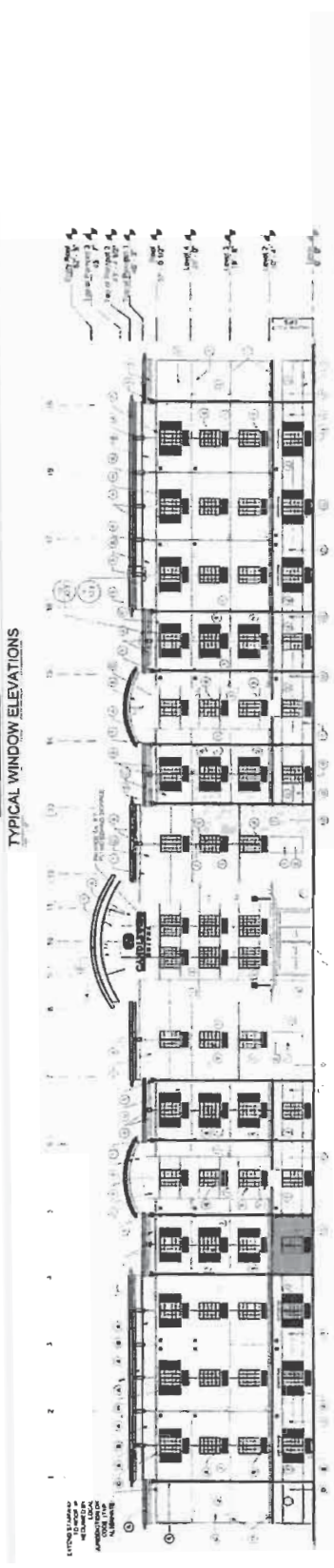
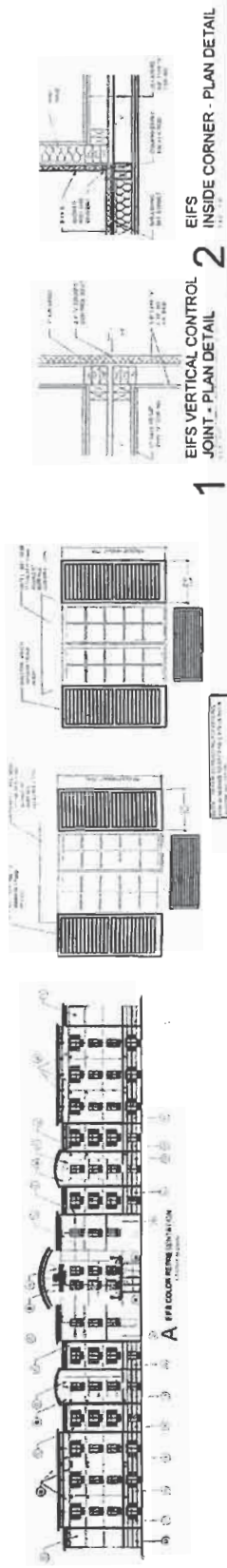




**ATTENTIONAL NOTES**

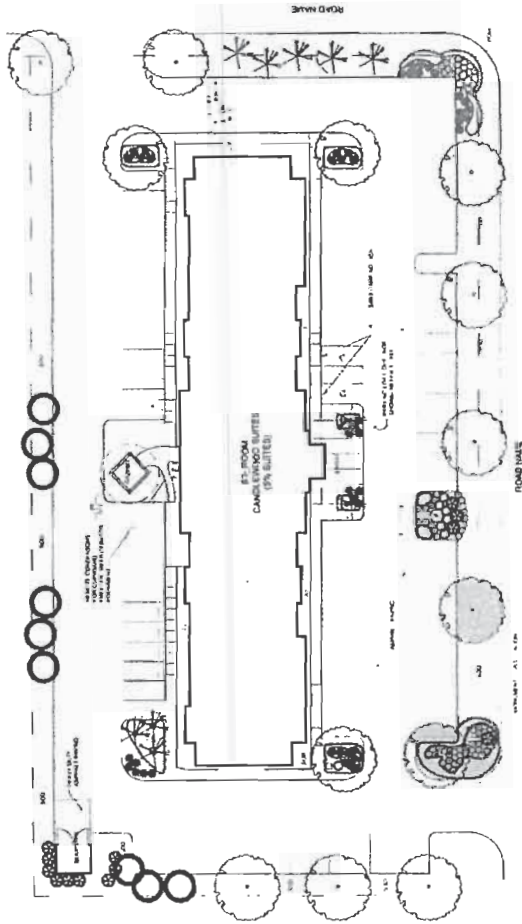
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2. All elevations are shown in perspective.
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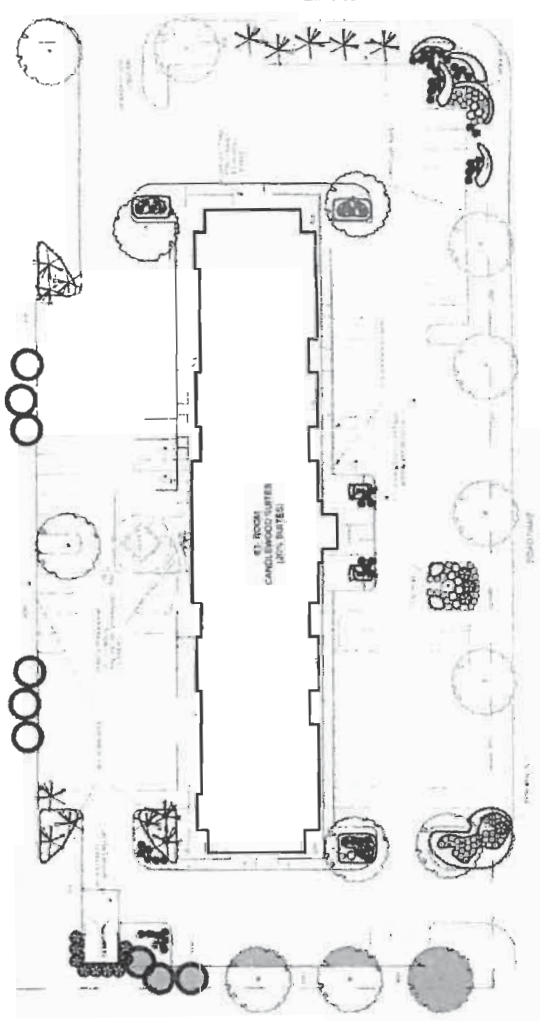








**A** ARCHITECTURAL SITE PLAN - OPTION 1



**B** ARCHITECTURAL SITE PLAN - OPTION 2

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMITTING	10/15/14	J. SMITH	M. SMITH
2	ISSUED FOR CONSTRUCTION	11/10/14	J. SMITH	M. SMITH
3	ISSUED FOR RECORD	12/15/14	J. SMITH	M. SMITH
4	ISSUED FOR ARCHITECTURAL REVIEW	01/15/15	J. SMITH	M. SMITH
5	ISSUED FOR CONSTRUCTION	02/15/15	J. SMITH	M. SMITH
6	ISSUED FOR RECORD	03/15/15	J. SMITH	M. SMITH
7	ISSUED FOR ARCHITECTURAL REVIEW	04/15/15	J. SMITH	M. SMITH
8	ISSUED FOR CONSTRUCTION	05/15/15	J. SMITH	M. SMITH
9	ISSUED FOR RECORD	06/15/15	J. SMITH	M. SMITH
10	ISSUED FOR ARCHITECTURAL REVIEW	07/15/15	J. SMITH	M. SMITH
11	ISSUED FOR CONSTRUCTION	08/15/15	J. SMITH	M. SMITH
12	ISSUED FOR RECORD	09/15/15	J. SMITH	M. SMITH
13	ISSUED FOR ARCHITECTURAL REVIEW	10/15/15	J. SMITH	M. SMITH
14	ISSUED FOR CONSTRUCTION	11/15/15	J. SMITH	M. SMITH
15	ISSUED FOR RECORD	12/15/15	J. SMITH	M. SMITH

**GAZEBO REQUIRED BY BRAND**  
 NOTE: GENERAL CONTRACTOR'S OPTION PROVIDE  
 CONCRETE SLAB FOR SPECIFIED GAZEBO SHALL BE  
 14'-0" X 14'-0". IF DIFFERENT GAZEBO DESIGN IS  
 DESIRED: SUBMIT DESIGN DRAWINGS TO THE  
 DESIGN & PLAN REVIEW CONSULTANT FOR REVIEW.