

# SLUP-6 (2015)



**Paradigm**  
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DATE	DESCRIPTION
03/11/15	PRELIMINARY
05/11/15	REVISED
06/11/15	REVISED
07/11/15	REVISED
08/11/15	REVISED
09/11/15	REVISED
10/11/15	REVISED
11/11/15	REVISED
12/11/15	REVISED
01/12/16	REVISED
02/12/16	REVISED
03/12/16	REVISED

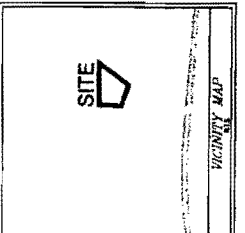
**BLAIRS BRIDGE STORAGE, LLC**  
502 West Loop West  
Houston, TX 77027

**SITE PLAN**  
NORTH BLAIRS BRIDGE ROAD  
LL 518 & 519, 18th DIST., 2nd SECTION, COBB CO.  
LL 519 & 519 & 582, 7th DIST., DOUGLAS CO.  
COBB CO. & LITHIA SPRINGS, DOUGLAS CO., GA.

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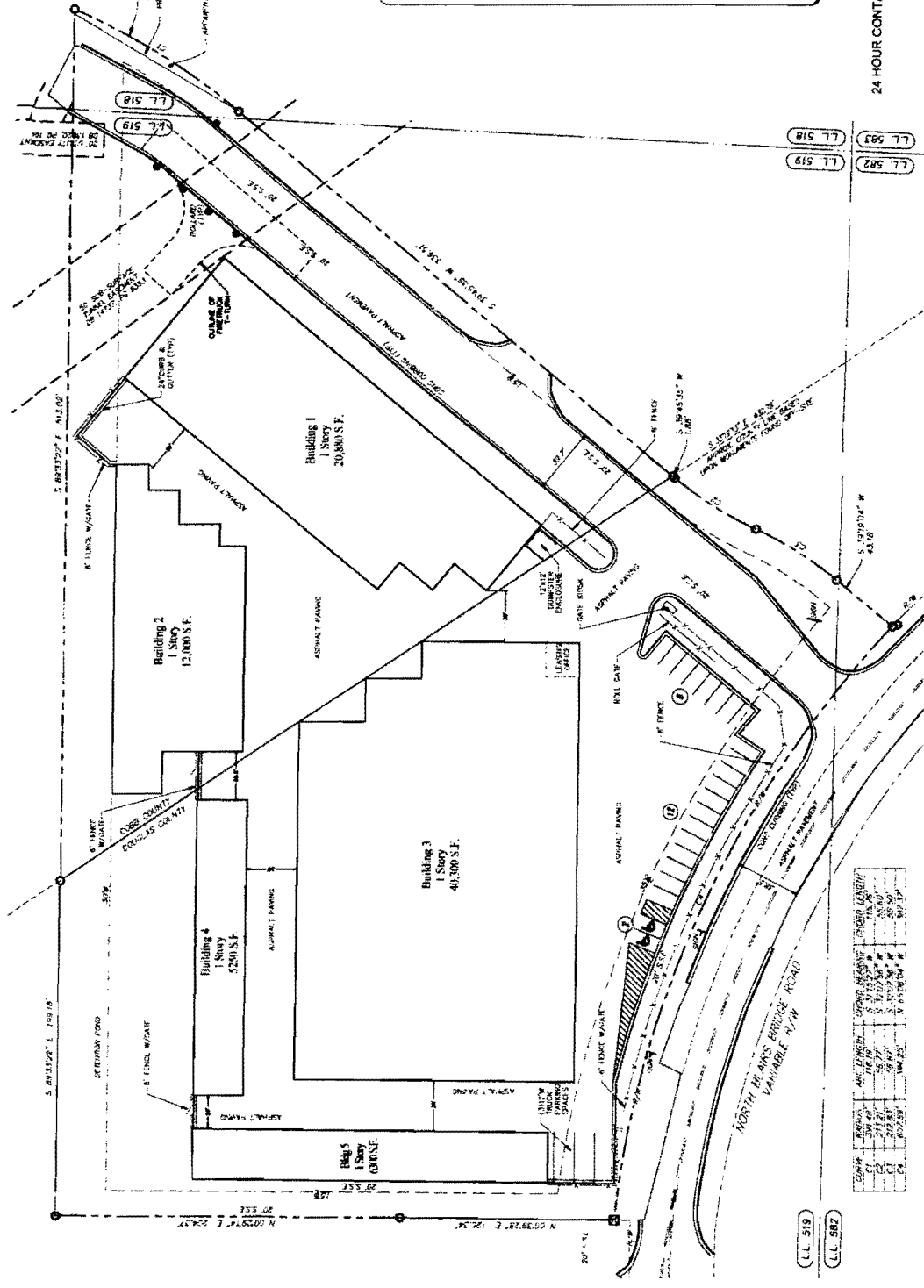
## SITE DATA

<b>Site Data</b>	
Total Parcel Area:	5.20 ac (226,833 sq ft)
Colo County Parcel:	79 ac (3,416,611 sq ft)
Current Zoning:	P-1 (Light Industrial)
Proposed Zoning:	11 (Light Industrial)
Proposed Use:	Self-Service Storage Facility
Building 1:	20,300 sq ft
Building 2:	12,000 sq ft
Building 3:	40,300 sq ft
Building 4:	5,250 sq ft
Building 5:	40,300 sq ft
Total:	128,750 sq ft
Front Setback:	40' (No Street Frontage)
Side Setback:	30'
Rear Setback:	30'
Overall County Parcels:	130 ac (5,703,000 sq ft)
Current Zoning:	PUD
Proposed Zoning:	11
Proposed Use:	Self-Service Storage Facility
Building 1:	40,300 sq ft
Building 2:	40,300 sq ft
Building 3:	40,300 sq ft
Building 4:	5,250 sq ft
Building 5:	5,250 sq ft
Total:	171,700 sq ft



TOTAL ACREAGE	5.20 AC
ENERGENT	28.96 AC
COBB CO. PARCEL	2.18 AC
INDIANAS CO. PARCEL	96.94 AC
BLAIRS BRIDGE	18.00 AC

24 HOUR CONTACT:



NO.	DESCRIPTION	AREA (SQ FT)	PERCENT	TOTAL AREA (SQ FT)
1	Building 1	20,300	15.8%	128,750
2	Building 2	12,000	9.3%	128,750
3	Building 3	40,300	31.3%	128,750
4	Building 4	5,250	4.1%	128,750
5	Building 5	40,300	31.3%	128,750

LL 519  
LL 582

**APPLICANT:** Blairs Bridge Storage, LLC

**PETITION NO:** \_\_\_\_\_ **SLUP-6**

**PHONE#:** (770) 745-4822 **EMAIL:** sburke@shamrockbuildingsystems.com

**HEARING DATE (PC):** 06-02-15

**REPRESENTATIVE:** John H. Moore

**HEARING DATE (BOC):** 06-16-15

**PHONE#:** (770) 429-1499 **EMAIL:** jmoore@mjs.com

**PRESENT ZONING:** PVC

**TITLEHOLDER:** Teague Investments, LP

**PROPOSED ZONING:** Special Land

**PROPERTY LOCATION:** Northerly side of Blair Bridge Road,

Use Permit

north of I-20.

**PROPOSED USE:** Self-Storage Facility

**ACCESS TO PROPERTY:** Blair Bridge Road

**SIZE OF TRACT:** 2.19 acres

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

**DISTRICT:** 18

\_\_\_\_\_

**LAND LOT(S):** 518, 519

\_\_\_\_\_

**PARCEL(S):** 9

\_\_\_\_\_

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

\_\_\_\_\_

**COMMISSION DISTRICT:** 4

**CONTIGUOUS ZONING/DEVELOPMENT**

**NORTH:** PVC/Walton Reserve

**SOUTH:** TS/Knights Inn

**EAST:** TS/Knights Inn

**WEST:** Douglas County

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

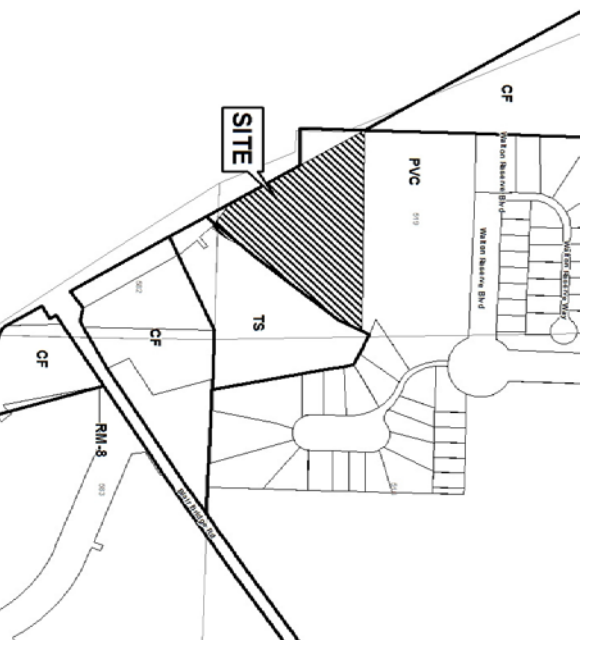
**BOARD OF COMMISSIONERS DECISION**

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

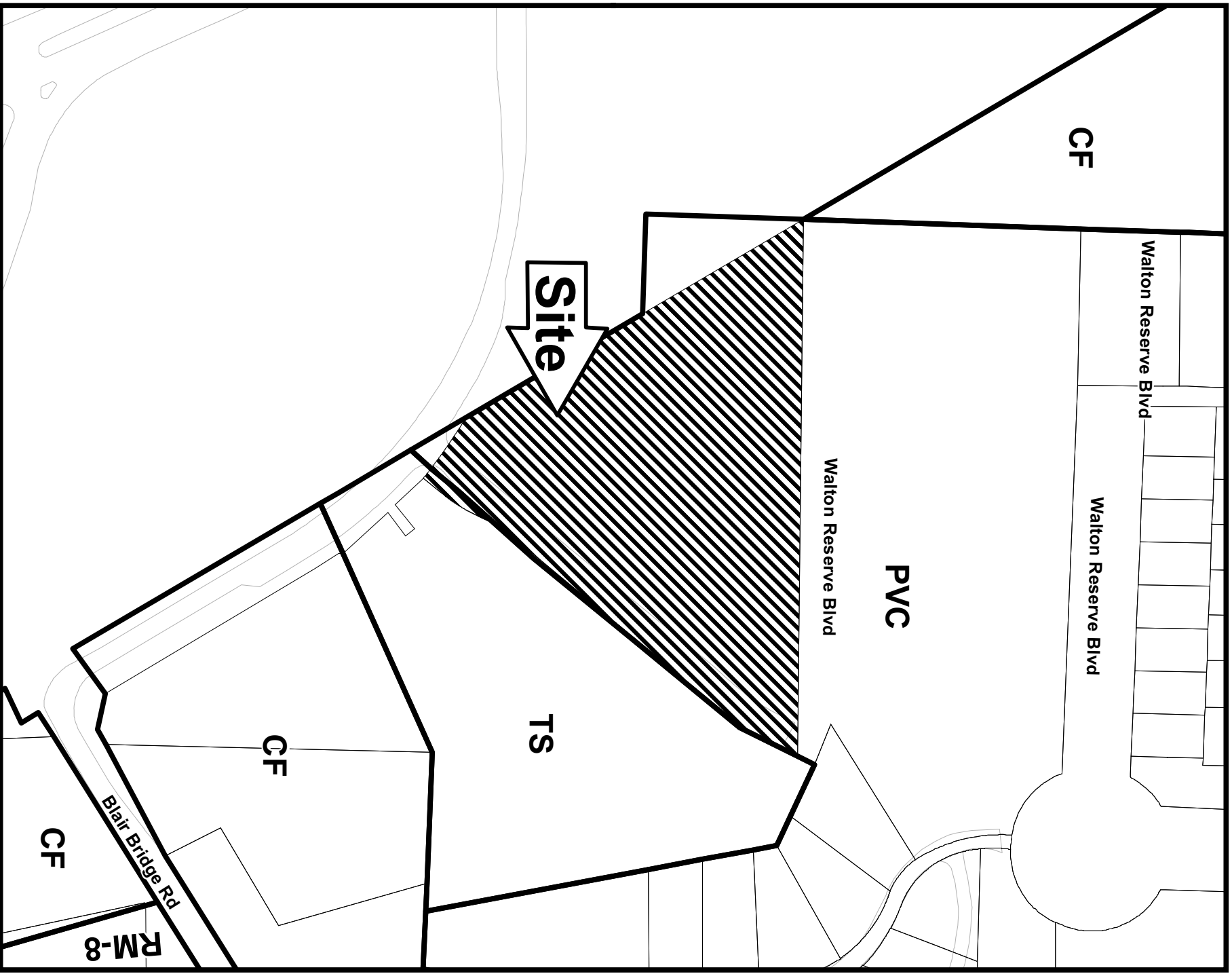
**REJECTED** \_\_\_\_\_ **SECONDED** \_\_\_\_\_

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

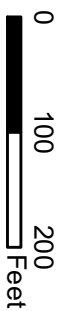
**STIPULATIONS:**



# SLUP-6



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



City Boundary  
Zoning Boundary

**APPLICANT:** Blairs Bridge Storage, LLC

**PETITION NO.:** SLUP-6

**PRESENT ZONING:** PVC

**PETITION FOR:** SLUP

\*\*\*\*\*

**ZONING COMMENTS:**

**Staff Member Responsible:** Jason A. Campbell

Applicant is requesting the Light Industrial (LI) zoning category for the purpose of developing a self-service storage facility (Z-61 filed contemporaneously herewith) and this Special Land Use Permit as required by the Zoning Ordinance. The property is divided by the Cobb/Douglas County line and the above-referenced information is applicable to the portion in Cobb County. The hours of operation will be Sunday through Saturday from 8 a.m. until 8 p.m. This property was zoned as part of a PVC zoning in 2001 (Z-12) and was never developed.

The Cobb County portion will require a contemporaneous variance to waive the required setback for a fence on the rear property line from 20 feet to five feet as shown on the proposed site plan.

**Historic Preservation:** No comments.

**Cemetery Preservation:** No comments.

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**WATER & SEWER COMMENTS:**

Refer to Z-61 (2015) comments.

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**TRAFFIC COMMENTS:**

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

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**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: Blairs Bridge Storage, LLC

PETITION NO.: SLUP-6

PRESENT ZONING: PVC

PETITION FOR: SLUP

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**STORMWATER MANAGEMENT COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Seybert 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 units 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 CONDITIONS**

- 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 expansion of the site on the existing detention pond and downstream receiving system.

**APPLICANT: Blairs Bridge Storage, LLC**

**PETITION NO.: SLUP-6**

**PRESENT ZONING: PVC**

**PETITION FOR: SLUP**

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<b>STORMWATER MANAGEMENT COMMENTS – Continued</b>
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**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. Applicant must verify that adequate stormwater management (detention and water quality) is provided within the existing master detention facility or redesign to accommodate the proposed site expansion.

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STAFF RECOMMENDATIONS

SLUP-6                      **BLAIRS BRIDGE STORAGE, LLC**

There are fifteen criteria that must be considered for a Special Land Use Permit. The criteria are below in italics, with the Staff analysis following in bold.

- (1) *Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.*  
**The adjacent and nearby properties are developed for mixed use, hotel and single-family and multi-family residential uses.**
- (2) *Whether or not the use is otherwise compatible with the neighborhood.*  
**The proposed development is not a use that is designed for the Neighborhood Activity Center (NAC) land use category.**
- (3) *Whether or not the use proposed will result in a nuisance as defined under state law.*  
**While not compatible with the NAC land use, the proposed use may result in less traffic than other uses that could be allowed in NAC.**
- (4) *Whether or not quiet enjoyment of surrounding property will be adversely affected.*  
**The subject property abuts a mixed use development to the north in Cobb County and commercial uses to the west in Douglas County. The property to the east in Cobb County is a motel. The proposed buildings are set back 30 feet from the northern property line. The quiet enjoyment of surrounding property may be affected on the property to the north since the proposed use is one that is permitted in other, more intense land use categories than the NAC designation.**
- (5) *Whether or not property values of surrounding property will be adversely affected.*  
**The proposed development may negatively affect property values of residential properties in the area.**
- (6) *Whether or not adequate provisions are made for parking and traffic considerations.*  
**The proposed site plan indicates more parking spaces than the required minimum of five spaces. Cobb County Department of Transportation is recommending the applicant meet all development standards and ordinances.**
- (7) *Whether or not the site or intensity of the use is appropriate.*  
**The subject property is located within the NAC land use category and the requested zoning is Light Industrial (LI). While the proposed use may result in less traffic than retail uses allowed under the NAC land use category, the requested LI zoning is needed for the proposed storage facility, but is not compatible with the NAC land use category.**
- (8) *Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow noncompatible business uses.*  
**Other properties in the area are zoned for mixed use, single- and multi-family uses and hotel uses.**



- (9) *Whether or not adequate provisions are made regarding hours of operation.*  
**The applicant has indicated that the hours of operation will be Sunday through Saturday from 8 a.m. until 8 p.m.**
- (10) *Whether or not adequate controls and limits are placed on commercial and business deliveries.*  
**The applicant has not indicated the number or days of delivery.**
- (11) *Whether or not adequate landscape plans are incorporated to ensure appropriate transition.*  
**The applicant has indicated that the development will have required fencing and buffering along its boundaries which will minimize any impact and effect.**
- (12) *Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.*  
**The proposed use may not adversely affect the public health, safety, welfare, or moral concerns of the surrounding properties due to the proposed fencing and buffering.**
- (13) *Whether the application complies with any applicable specific requirements set forth in this chapter for special land use permits for particular types of uses.*  
**The requested use is allowed in the LI zoning category, however the LI zoning category is not compatible with the NAC land use category.**
- (14) *Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.*  
**The applicant has provided details for the overall zoning of the properties contained in Z-61 filed contemporaneously herewith, but the requested LI zoning category is not compatible with the NAC land use category.**
- (15) *In all applications for a special land use permit the burden shall be on the applicant both to produce sufficient information to allow the county fully to consider all relevant factors and to demonstrate that the proposal complies with all applicable requirements and is otherwise consistent with the policies reflected in the factors enumerated in this chapter for consideration by the county.*  
**While the proposed use may be less intense than the retail uses that could be allowed in the NAC land use category, the LI zoning is not consistent with the land category. The LI zoning category is needed for this use, but the LI zoning category should be located in an area delineated as Industrial Compatible (IC) or Industrial (I).**

Based upon the above-analysis, Staff recommends **DENIAL**.

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.: Z-4 (2015)

Hearing Dates: June 2, 2015

June 16, 2015

**Applicant:** Blairs Bridge Storage, LLC  
**Titleholder:** Teague Investments, LP

**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 a total tract of 5.20 acres (2.19 acres of which is located in Cobb County, Georgia) located on the northeasterly side of Blair Bridge Road, easterly of Thornton Road (hereinafter the "Property" or the "Subject Property"). The Subject Property is currently zoned to the Planned Village Community ("PVC") zoning classification, and due to the use sought by Applicant, rezoning to the proposed Light Industrial ("LI") classification is required by the Cobb County Zoning Ordinance.

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

- (1) Construction of five (5) single-story buildings for self-storage facilities. The square footage for buildings within Cobb County is 32,880 square feet. The buildings will be masonry with EFIS finish.
- (2) Fencing around the proposed self-storage facilities, with controlled access gate.
- (3) Paving along the drives between buildings.
- (4) Parking for customers as per Cobb County and/or Douglas County Code.
- (5) Sidewalk and curbing along the access roadway.
- (6) Detention facilities as shown and reflected on the Site Plan.
- (7) Appropriate setbacks and buffers along the Subject Property as required by Cobb County and Douglas County Codes.

Additional improvements, such as signage, landscaping, and the like may also be made to the Subject Property.