


Z-61
(2015)



paradigm
Engineering Services, Inc.
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Salem Drive
Atlanta, GA 30338
(770) 435-8000
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BLAIRS BRIDGE STORAGE, LLC
AUSTIN, GEORGIA 30106
5025 SAGE WAY
770-749-4878

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

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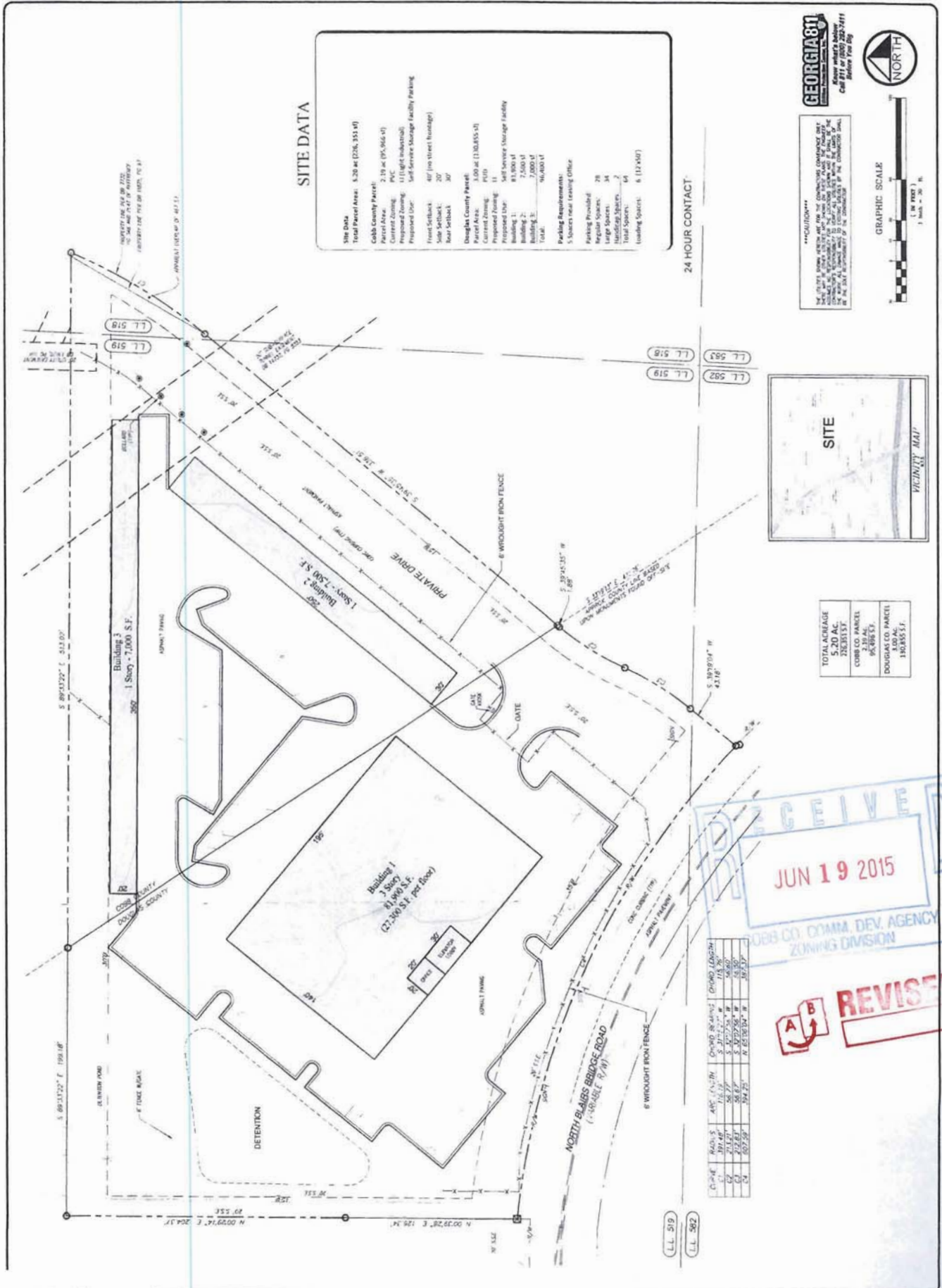


EXHIBIT "A"

APPLICANT: Blairs Bridge Storage, LLC

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

REPRESENTATIVE: John H. Moore

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

TITLEHOLDER: Teague Investments, LP

PROPERTY LOCATION: Northerly side of Blair Bridge Road,
north of I-20.

ACCESS TO PROPERTY: Blair Bridge Road

PHYSICAL CHARACTERISTICS TO SITE: Wooded, undeveloped

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: PVC/Walton Reserve

SOUTH: TS/Knights Inn

EAST: TS/Knights Inn

WEST: Douglas County

PETITION NO: Z-61

HEARING DATE (PC): 06-02-15

HEARING DATE (BOC): 06-16-15

PRESENT ZONING: PVC

PROPOSED ZONING: LI

PROPOSED USE: Self-Storage Facility

SIZE OF TRACT: 2.19 acres

DISTRICT: 18

LAND LOT(S): 518, 519

PARCEL(S): 9

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

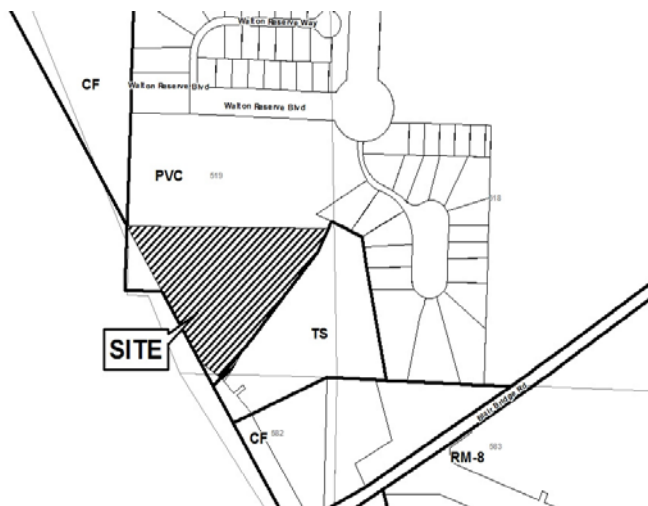
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

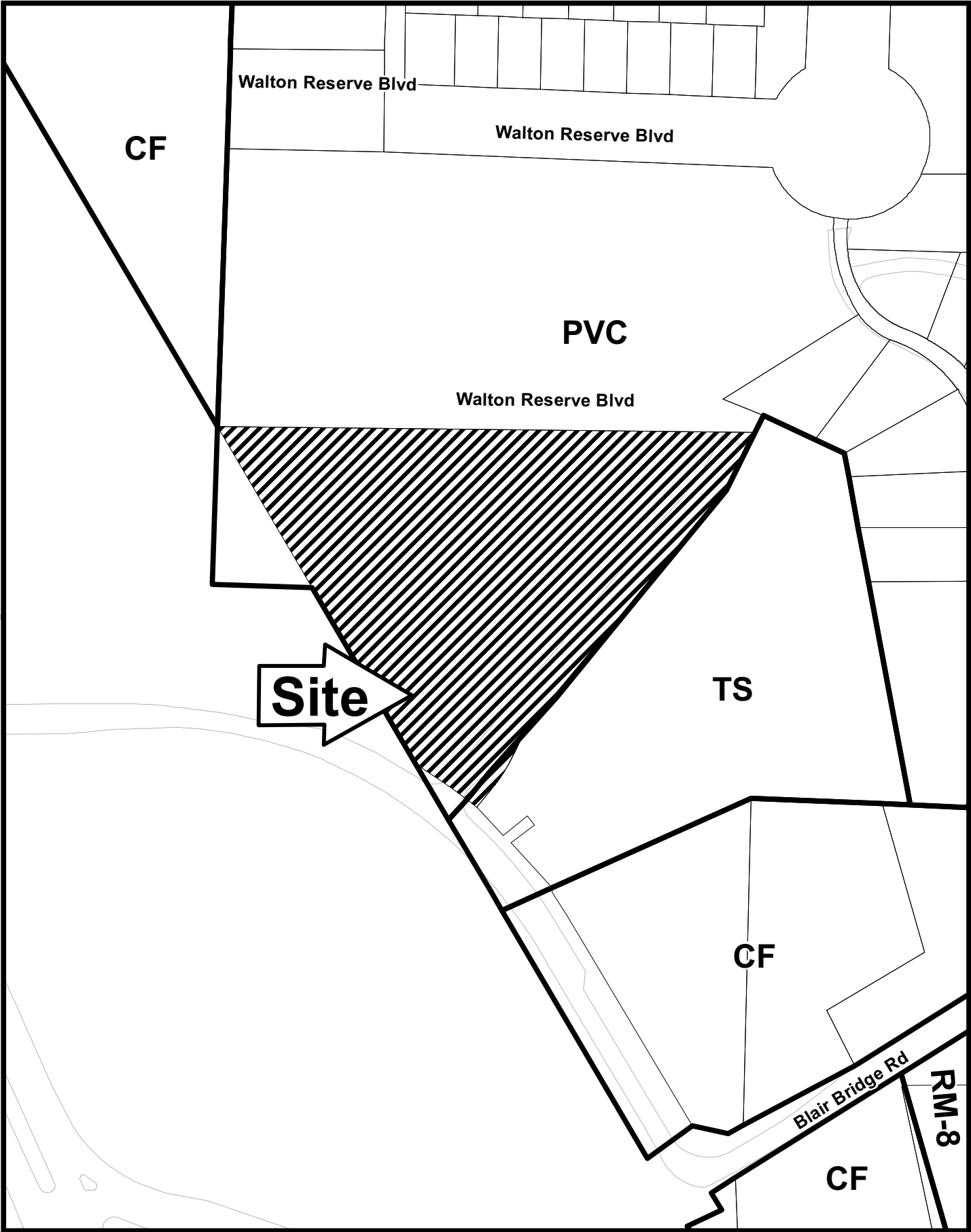
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



Z-61



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

0 100 200 Feet



City Boundary
Zoning Boundary

APPLICANT: Blairs Bridge Storage, LLC

PETITION NO.: Z-61

PRESENT ZONING: PVC

PETITION FOR: LI

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Land Use Plan Recommendation: Neighborhood Activity Center (NAC)

Proposed Number of Buildings: 2 (Cobb) **Total Square Footage of Development:** 15,000 (Cobb)

F.A.R.: 0.157 **Square Footage/Acre:** 6,849

Parking Spaces Required: 5 **Parking Spaces Provided:** 27

Applicant is requesting the Light Industrial (LI) zoning category for the purpose of developing a self-service storage facility. 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 exterior shall be predominantly brick and stucco-type materials, or combinations thereof. The two buildings on the Cobb County portion of the property will be one-story and each building will be 7,500 square feet. The building on the Douglas County side will be a three-story, climate controlled storage building totaling 81,900 square feet.

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 zero feet as shown on the proposed site plan.

Cemetery Preservation: No comment.

FIRE COMMENTS:

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around (IFC 503.2.5 2006 Edition). Cul-de-sac with or without an island: minimum 60-foot radius to outside curb, measured to inside of curb and a minimum lane width = 24 feet (Cobb County Development Standard 401.09). Single-Family cul-de-sac without island: 38-foot outside radius with island reverts to commercial dimensions. Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet).

Aerial apparatus access shall be required for all structures over 30 feet in height measured from the lowest level of fire department access to the ceiling height of the highest occupied floor level. Aerial fire apparatus access roads shall be a minimum width of 24 feet maximum of 40 feet from the structure and be positioned parallel to one entire side of the building. No overhead utility and power lines shall be located within the aerial fire apparatus access. (Cobb County Development Standards 401.08.02.1)

APPLICANT: Blairs Bridge Storage, LLC

PETITION NO.: Z-61

PRESENT ZONING: PVC

PETITION FOR: LI

PLANNING COMMENTS:

The applicant is requesting a rezoning from PVC to LI for purpose of self-storage facility. The 2.19 acre site is located on the northerly side of Blair Bridge Road, north of I-20.

Comprehensive Plan

The parcel is within a Neighborhood Activity Center (NAC) category future land use category, with PVC zoning designation. The purpose of the Neighborhood Activity Center (NAC) category is to provide for areas that serve neighborhood residents and businesses. Typical land uses for these areas include small offices, limited retail and grocery stores.

Master Plan/Corridor Study

Not applicable.

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application. No further comment. No action by applicant requested at this time.

Design Guidelines

Is the parcel in an area with Design Guidelines? ☐ Yes ☒ No

If yes, design guidelines area _____

Does the current site plan comply with the design requirements?

Incentive Zones

Is the property within an Opportunity Zone? ☐ Yes ☒ No

The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is available for new or existing businesses.

Is the property within an Enterprise Zone? ☒ Yes ☐ No

The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investments.

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program? ☐ Yes ☒ No

The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas.

For more information on incentives, please call the Community Development Agency, Planning Division at 770.528.2018 or find information online at <http://economic.cobbcountyga.gov>.

APPLICANT: Blairs Bridge Storage, LLC

PETITION NO.: Z-61

PRESENT ZONING: PVC

PETITION FOR: LI

PLANNING COMMENTS: (Continued)

Special Districts

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

☐ Yes ☒ No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

☐ Yes ☒ No

Is this property within the Six Flags Special Service District?

☐ Yes ☒ No

APPLICANT Blairs Bridge Storage, LLC

PETITION NO. Z-061

PRESENT ZONING PVC

PETITION FOR LI

WATER COMMENTS:

NOTE: Comments reflect only what facilities were in existence at the time of this review.

Available at Development: ☒ Yes ☐ No

Fire Flow Test Required: ☒ Yes ☐ No

Size / Location of Existing Water Main(s): 6" unk / SE side of private road to SE

Additional Comments:

Developer may be required to install/upgrade water mains, based on fire flow test results or Fire Department Code. This will be resolved in the Plan Review Process.

SEWER COMMENTS:

NOTE: Comments reflect only what facilities were in existence at the time of this review.

In Drainage Basin: ☒ Yes ☐ No

At Development: ☒ Yes ☐ No

Approximate Distance to Nearest Sewer: On site

Estimated Waste Generation (in G.P.D.): A D F= 160 Peak= 400

Treatment Plant: South Cobb

Plant Capacity: ☒ Available ☐ Not Available

Line Capacity: ☒ Available ☐ Not Available

Projected Plant Availability: ☒ 0 - 5 years ☐ 5 - 10 years ☐ over 10 years

Drw Sewers Required: ☐ Yes ☒ No

Off-site Easements Required: ☐ Yes* ☒ No *If off-site easements are required, Developer must submit easements to CCWS for review/approval as to form and stipulations prior to the execution of easements by the property owners. All easement acquisitions are the responsibility of the Developer

Flow Test Required: ☐ Yes ☒ No

Letter of Allocation issued: ☐ Yes ☒ No

Septic Tank Recommended by this Department: ☐ Yes ☒ No

Subject to Health Department Approval: ☐ Yes ☒ No

Additional Flow estimate based upon service to office only
Comments:

Developer will be responsible for connecting to the existing County water and sewer systems, installing and/or upgrading all outfalls and water mains, obtaining on and/or offsite easements, dedication of on and/or offsite water and sewer to Cobb County, as may be required. Rezoning does not guarantee water/sewer availability/capacity unless so stated in writing by the Cobb County Water System. Permit issuances subject to continued treatment plant compliance with EPD discharge requirements.

APPLICANT: Blairs Bridge Storage, LLC

PETITION NO.: Z-61

PRESENT ZONING: PVC

PETITION FOR: LI

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.: Z-61

PRESENT ZONING: PVC

PETITION FOR: LI

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. 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.

APPLICANT: Blairs Bridge Storage, LLC

PETITION NO.: Z-61

PRESENT ZONING: PVC

PETITION FOR: LI

TRANSPORTATION COMMENTS

The following comments and recommendations are based on field investigation and office review of the subject rezoning case:

ROADWAY	AVERAGE DAILY TRIPS	ROADWAY CLASSIFICATION	SPEED LIMIT	JURISDICTIONAL CONTROL	MIN. R.O.W. REQUIREMENTS
Blair Bridge Road	3500	Minor Collector	35 mph	Cobb County	60'

Based on 2008 traffic counting data taken by Cobb DOT (Blair Bridge Road)

COMMENTS AND OBSERVATIONS

Blair Bridge Road is classified as a minor collector and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

RECOMMENDATIONS

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

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STAFF RECOMMENDATIONS

Z-61 BLAIRS BRIDGE STORAGE, LLC

- A. It is Staff's opinion that the applicant's rezoning proposal will not permit a use that is suitable in view of the use and development of adjacent and nearby properties. The adjacent and nearby properties are developed for mixed use, hotel and single-family residential uses.
- B. It is Staff's opinion that the applicant's rezoning proposal will have an adverse affect on the usability of adjacent or nearby property. The proposed development is not a use that is designed for its Neighborhood Activity Center (NAC) land use category. Self-service storage facilities are allowed in LI and HI, both of which are not compatible with NAC.
- C. It is Staff's opinion that the applicant's rezoning proposal may result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.
- D. It is Staff's opinion that the applicant's rezoning proposal is not in conformity with the policy and intent of the *Cobb County Comprehensive Plan*, which delineates this property as being within the Neighborhood Activity Center (NAC) land use category. The requested LI zoning category is not compatible with NAC, but the proposed use needs LI in order to be developed.
- E. It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for denying the applicant's rezoning proposal. The property was included in a previous zoning for a mixed use development and this section of the previous zoning was not developed. The applicant's proposal for LI for a self-service storage facility is not compatible with the *Cobb County Comprehensive Plan*.

Based on 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.

Summary of Intent for Rezoning*

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): Not Applicable.
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____
- _____
- _____
- _____

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Self-Storage Facilities
- b) Proposed building architecture: Masonry with EFIS
- c) Proposed hours/days of operation: Sunday - Saturday; 8:00 a.m. - 8:00 p.m.
- d) List all requested variances: None known at this time
- _____
- _____
- _____

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

None known at this time.

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). None known at this time.

***Applicant reserves the right to amend any information set forth in the Summary of Intent for Rezoning, and any other portion of the Application for Rezoning, at any time during the rezoning process.**

ATTACHMENT TO APPLICATION FOR REZONING

IMPACT ANALYSIS STATEMENT

Application No.: Z- 61 (2015)
Hearing Dates: June 2, 2015
June 16, 2015

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

Analysis of impact of the proposed rezoning with respect to the following:

- (a) The Application for Rezoning requests rezoning of approximately 2.19 acres located on the northeasterly side of Blairs Bridge Road in Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"), with a remaining 3.0 acre tract located in Douglas County, Georgia, from the Planned Village Community ("PVC") zoning classification to the Light Industrial ("LI") zoning classification for the purpose of operating a self-storage facility. Rezoning the Property to the proposed category will permit a more suitable use than its current zoning classification. The Subject Property is located on the fringe of a PVC development and immediately to the east of Thornton Road, which is lined with commercial developments. Therefore, the proposed use is suitable in view of uses and development of adjacent and nearby properties.
- (b) This zoning proposal will have no adverse effect on the existing use or usability of adjacent or nearby property. The Subject Property lies partially in Cobb County, with the majority of the Property in Douglas County. It is bounded on the south and east by commercial developments along Thornton Road. To the north and west, the Property is bounded by Cobb County properties. The property to the north is undeveloped and zoned PVC, and to the west, the property is zoned TS and developed.. The proposed development will have required fencing and buffering along its boundaries which will minimize any impact and effect. Applicant will further seek to minimize any impact on surrounding properties as much as possible. Therefore, rezoning of the Subject Property to the Light Industrial zoning classification will have a minimal, if any, impact on surrounding properties.
- (c) The Property as zoned does not have a reasonable economic use. Approval of the requested rezoning will allow for development to a reasonable, economic use of the Subject Property.
- (d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- (e) The zoning proposal is not in conformity with the Land Use Map of Cobb County, Georgia; but will allow a more advantageous use of the Property.

- (f) The Subject Property is part of an overall tract totaling approximately 5.20 acres. The majority of the property is located in Douglas County, with the proposed 2.19 acre tract in Cobb County. The proposed use of the Property, and rezoning to the proposed LI zoning classification, are warranted in light of the location of the Property and the close proximity to heavy commercial development along Thornton Road and the development within the TS zoning classification adjacent, and to the west, of the Subject Property.