

SLUP-12
(2015)

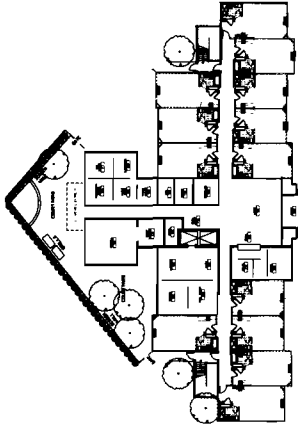
REVISIONS	DATE

CANDLEWOOD
S U I T E S
KENNESAW
GEORGIA

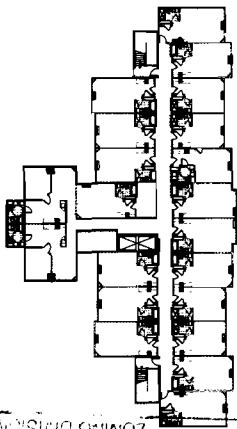
DANIEL LEMBERG - ARCHITECT
3445 CONCORD CORNER
CONERS, GA 30013



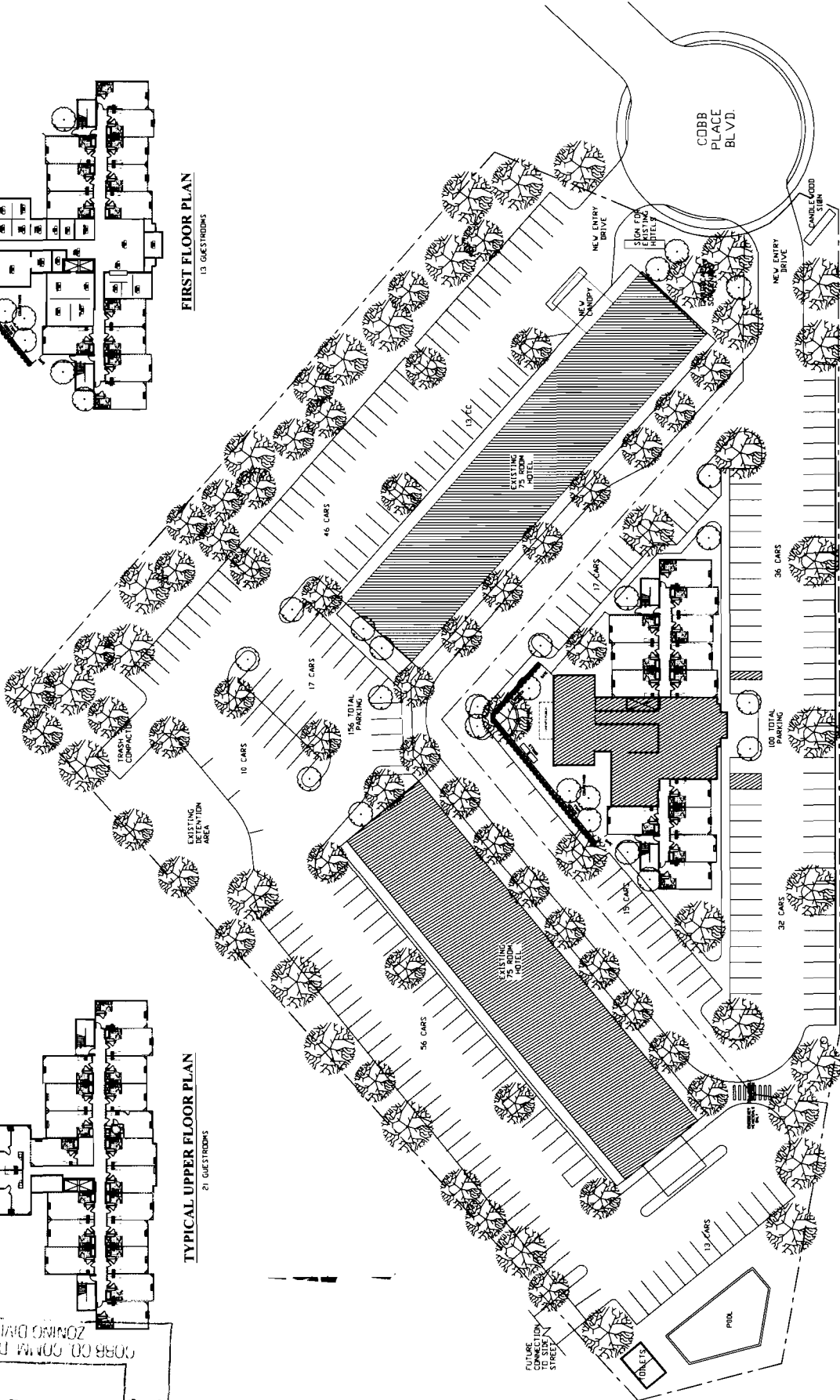
DATE: 8-28-15
BY: JLS
JOB NO: 40170
SHEET: C-1A



FIRST FLOOR PLAN
13 GUESTROOMS



TYPICAL UPPER FLOOR PLAN
21 GUESTROOMS



CONCEPT SITE PLAN - CANDLEWOOD SUITES

97 ROOM CANDLEWOOD SUITES
100 TOTAL CANDLEWOOD PARKING SPACES
1"=25'

RECEIVED
OCT - 1 2015
2088 CO. COMM. DIV. AGENCY
ZONING DIVISION

APPLICANT: J.D. H. Developers
PHONE#: (770) 422-7016 **EMAIL:** phuff@slhb-law.com
REPRESENTATIVE: Parks F. Huff
PHONE#: (770) 422-7016 **EMAIL:** phuff@slhb-law.com
TITLEHOLDER: Akash Investment Group, Inc.

PETITION NO: SLUP-12
HEARING DATE (PC): 12-01-15
HEARING DATE (BOC): 12-15-15
PRESENT ZONING: CRC

PROPERTY LOCATION: Southeastern terminus of Cobb Place Boulevard, on the northwest side of Greers Chapel Road and on the west side of I-75 (750 and 760 Cobb Place Boulevard)

PROPOSED ZONING: Special Land Use Permit

PROPOSED USE: Suite Hotel

ACCESS TO PROPERTY: Cobb Place Boulevard

SIZE OF TRACT: 4.91 acres

DISTRICT: 16

PHYSICAL CHARACTERISTICS TO SITE: Existing two 75 room hotels and conference center (conference center to be replaced with currently requested suite hotel).

LAND LOT(S): 651, 718

PARCEL(S): 2

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** Interstate 75
- SOUTH:** CRC/ Undeveloped
- EAST:** Interstate 75
- WEST:** CRC/ Brunswick Zone

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

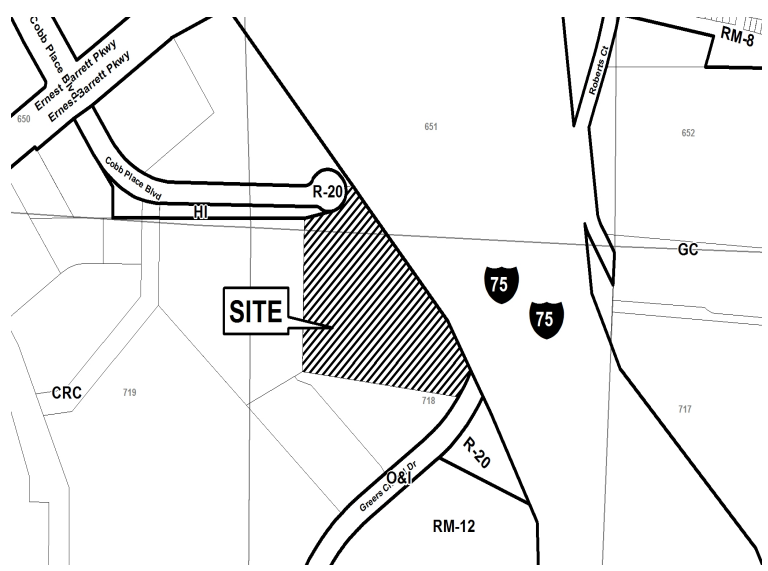
PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

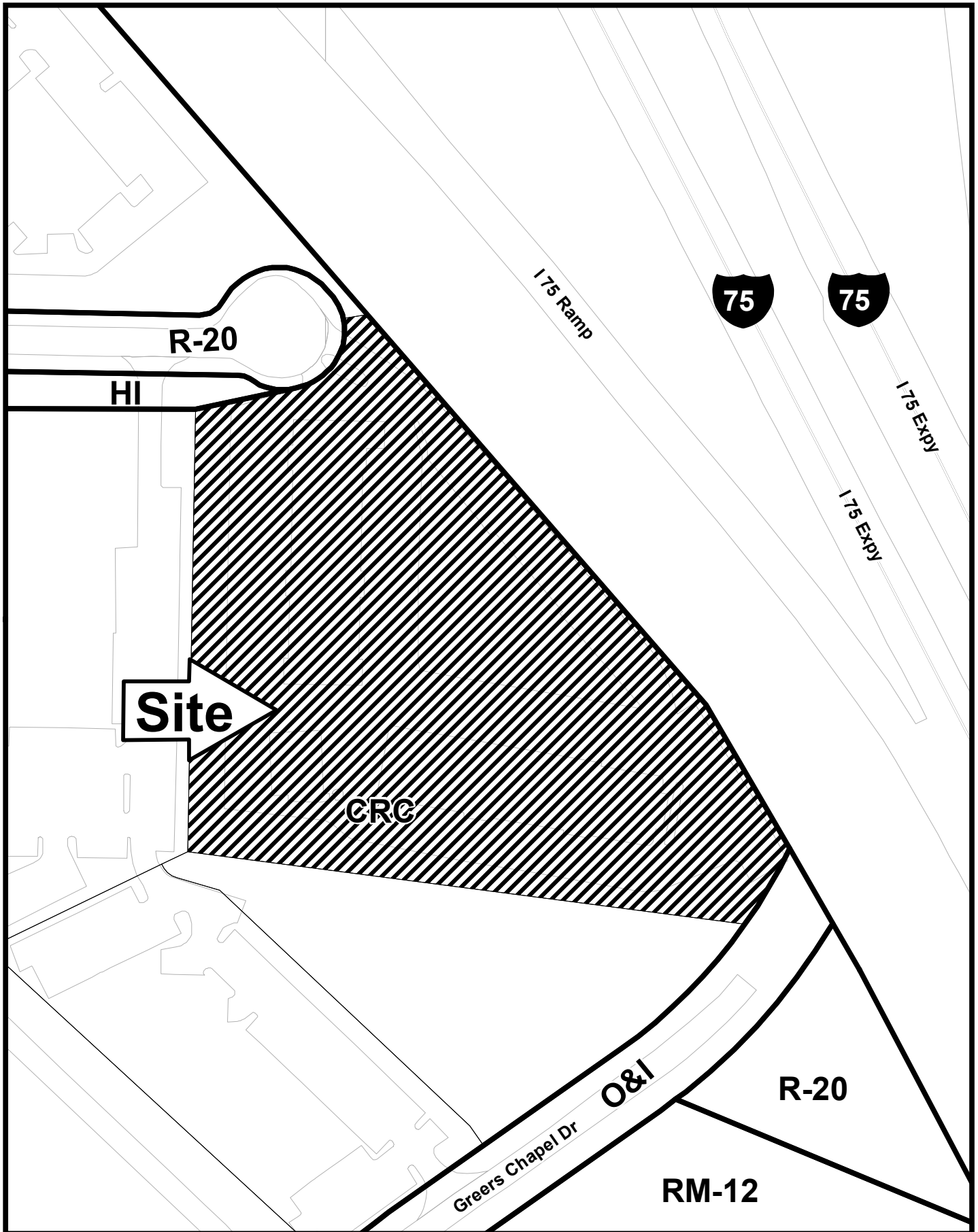
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

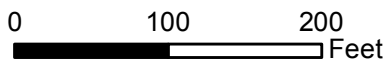
STIPULATIONS:





SLUP-12



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



-  City Boundary
-  Zoning Boundary

APPLICANT: J.D. H. Developers

PETITION NO.: SLUP-12

PRESENT ZONING: CRC

PETITION FOR: SLUP

ZONING COMMENTS: Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a Special Land Use Permit (SLUP) for a suite hotel on the subject property. Currently site to two 75 room hotels and conference center and laundry building, the property is proposed to be redeveloped with a remodel to the two, existing hotels and replacement of the conference center with the currently requested Candlewood Suites Hotel. The hotels will be subdivided so as to be placed each on its own parcel. The suite hotel will be five (5) stories in height and have 97 rooms with 100 associated parking spaces.

The following variances are being requested:

- To reduce the minimum lot size for a suite hotel from the required two (2) acres to approximately 1.39 acres;
- To allow for a flat roof for a suite hotel; and
- Increase the maximum number of stories from four stories to five stories.

Historic Preservation: No comment.

Cemetery Preservation:

No Comment.

WATER & SEWER COMMENTS:

Property is served by public water and sewer. Sewer fees may be assessed prior to building permit, depending on nature of any site work.

TRAFFIC COMMENTS:

Recommend applicant coordinate with Cobb County DOT regarding the prior to development plan approval to ensure compatibility with the proposed South Barrett Reliever road project.

Recommend no access to Greers Chapel Drive.

Recommend a FAA Study.

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

FIRE COMMENTS:

No comment. 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: J.D.H. Developers

PETITION NO.: SLUP-12

PRESENT ZONING: CRC

PETITION FOR: SLUP

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Noonday Creek Trib #4 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 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 project on existing receiving system.

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. The existing detention pond will likely need to be redesigned to accommodate the proposed site revisions as well as meet current stormwater management regulations.
2. A maintenance agreement will be required to provide for joint responsibility for ongoing maintenance of the stormwater infrastructure by proposed multiple owners.

STAFF RECOMMENDATIONS

SLUP-12 J.D. H. DEVELOPERS

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 proposed suite hotel and associated remodel of the two existing hotels on site will be an improvement to the property and surrounding area.**
- (2) *Whether or not the use is otherwise compatible with the neighborhood.* **Located within an established commercial area directly adjacent to Interstate 75, the use is compatible with the area.**
- (3) *Whether or not the use proposed will result in a nuisance as defined under state law.* **The proposed use will not result in a nuisance as defined under state law.**
- (4) *Whether or not quiet enjoyment of surrounding property will be adversely affected.* **Located within an established commercial area directly adjacent to Interstate 75, the use will not adversely affect the quiet enjoyment of surrounding property.**
- (5) *Whether or not property values of surrounding property will be adversely affected.* **Property values of surrounding property will not be adversely affected.**
- (6) *Whether or not adequate provisions are made for parking and traffic considerations.* **Adequate parking will be provided; the suite hotel will have 100 total associated parking spaces.**
- (7) *Whether or not the site or intensity of the use is appropriate.* **The use is appropriate for the site, centrally located near the interstate and already home to two hotels, the request will be an enhancement to the property's offerings.**
- (8) *Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow noncompatible business uses.* **The property is within an established commercial area.**
- (9) *Whether or not adequate provisions are made regarding hours of operation.* **The hours of operation will be as are appropriate for a hotel and market conditions.**
- (10) *Whether or not adequate controls and limits are placed on commercial and business deliveries.* **The property's deliveries will not adversely impact adjacent commercial uses.**
- (11) *Whether or not adequate landscape plans are incorporated to ensure appropriate transition.* **Located within an established commercial area directly adjacent to Interstate 75, no transition is required to be facilitated by landscaping other than the applicant may choose to incorporate.**

CONTINUED ON NEXT PAGE

SLUP- 12 J.D. H. DEVELOPERS (Continued)

- (12) *Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected. **The public health, safety, welfare or moral concerns of the surrounding area will not be adversely affected by the applicant's proposal.***
- (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 applicant is requesting a variance of the minimum two (2) acre lot size requirement down to approximately 1.39 acres and to waive the pitched roof requirements for suite hotels to allow for a flat roof as depicted by Candlewood Suites Hotel's submitted renderings.***
- (14) *Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors. **The applicant has provided sufficient information to allow a full consideration of all relevant factors.***
- (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. **The property is properly zoned and will result in an enhancement to the existing site.***

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

- Site plan received by the Zoning Division on October 1, 2015, with the District Commissioner approving minor modifications;
- Fire Department comments and recommendations;
- Water and Sewer Division comments and recommendations;
- Stormwater Management Division comments and recommendations; and
- 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.

OCT - 1 2015

SPECIAL LAND USE PERMIT STATEMENT OF INTENT
FOR THE APPLICATION OF J.D.H DEVELOPERS

PLANNING DIVISION

COMES NOW, J.D.H. DEVELOPERS, and, pursuant to §134-37 (e) of the Cobb County Zoning Ordinance, files this Statement and shows the following:

1. The proposed 97 Room Candlewood Suites Hotel will not have a negative effect on the neighborhood or area. The property and surrounding properties are zoned CRC and are in a Regional Activity Center (RAC). The uses in the area include many hotels, restaurants, convenience stores, sporting goods store, bowling and entertainment venue and a Costco.
2. The proposed Candlewood Suites Hotel is compatible the neighborhood which includes many similar uses. The Hotel is intended to serve the offices and businesses that are in the Town Center Regional Activity Center.
3. The proposed use will not create a nuisance. It will serve primarily business travelers that need a hotel in the Town Center Regional Activity Center.
4. The use will not impact the quiet enjoyment of surrounding properties which uses are all compatible with the proposed Suite Hotel. The site currently contains two older hotels. The applicant will be remodeling the existing hotels and replacing an old conference center with the Candlewood Hotel. The remodeling of the old hotels and the addition of the new hotel will only be an improvement in the area.

5. The proposed use will complement the surrounding properties and will not adversely affect their values.
6. The Candlewood Suite Hotel will provide adequate parking and the location in the Town Center Regional Activity Center with close proximity to I-75 is consistent with traffic engineering standards.
7. The proposed intensity is appropriate given the property's zoning as CRC 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 property's location in a Regional Activity Center.
10. Given the property's 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 Kennesaw State University 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 approximately 1.39 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 1 day of Oct, 2015.

SAMS, LARKIN, HUFF & BALLI, LLP

By: 
PARKS F. HUFF
Attorney for Applicant
Ga. Bar No. 375010

