

SLUP-7
(2017)

Rezoning Plat

Floyd Road Self Storage

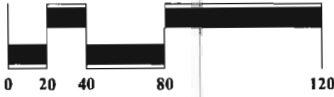
Cobb County, Georgia
Land Lot 849, 19th District, 2nd Section

prepared for:
MK Industries, LLC

DGM
LAND PLANNING
CONSULTANTS



975 Cobb Place
Bldg Suite 212
KENNESAW
GA 30144
770 514-9006
FAX 514-9491



Scale: 1" = 40'
May 2, 2017

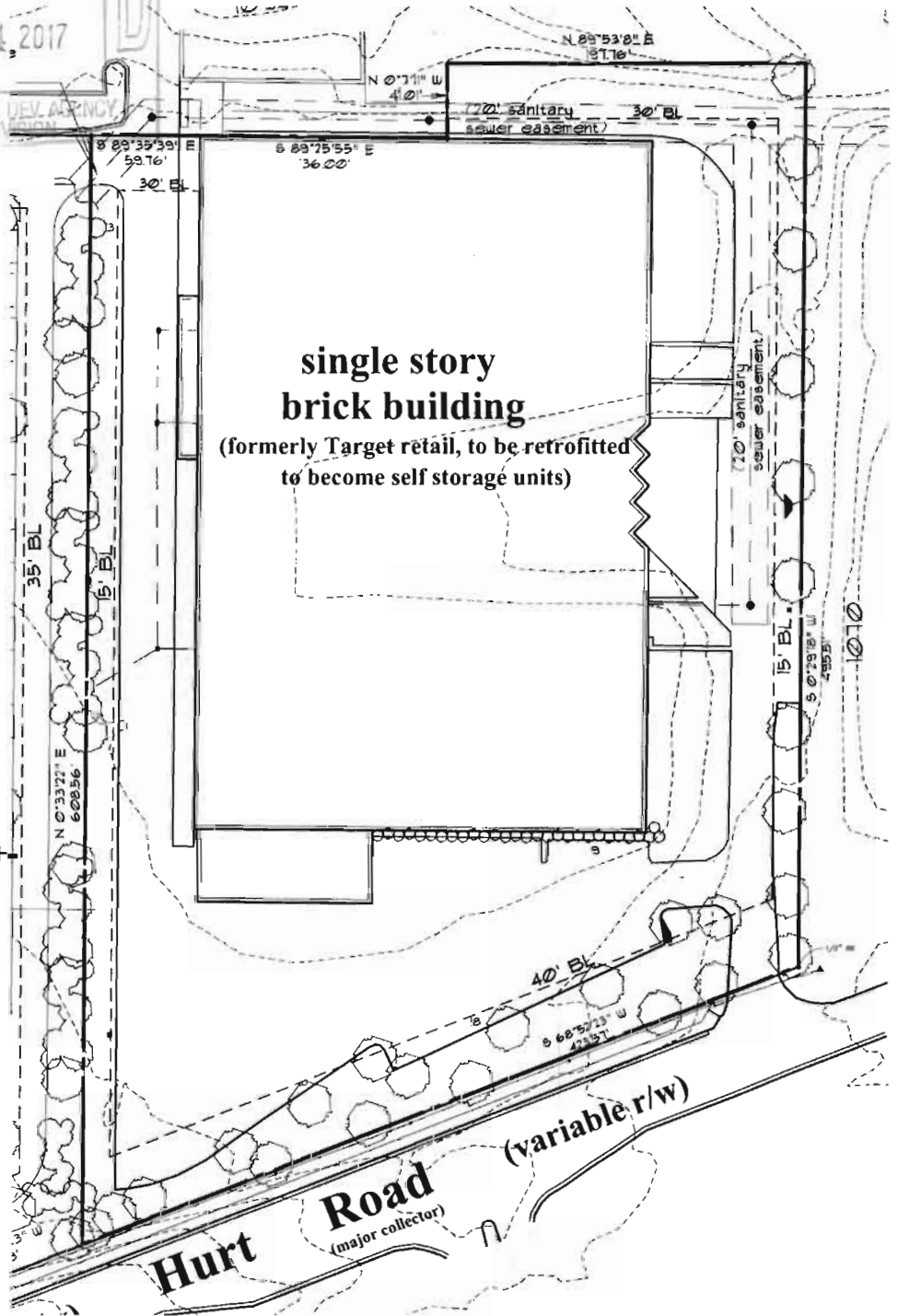


Site Data

Total Site Area: 4.98 AC
Existing Zoning: PSC
Proposed Zoning: O&I
Building Area Shown: 97,880 SF+
Parking Spaces Shown: 27
O&I Building Setbacks:
front: 40'
side: 10'
rear: 30'*

*concurrent variance required
from 30' to 0'

- Notes:**
1. Boundaries from Meridian Geomatics, dated 2004-11-8
 2. Topographic information from Cobb County GIS
 3. According to Flood Insurance Rate Map (FIRM) 1306100012F, dated August 18, 1992, no portion of this site contains floodplain.
 4. No cemeteries are known to exist on site.
 5. No streams or wetlands are known to exist on site.
 6. No archeological or architectural landmarks are known to exist on site.
 7. Utility easements exist as shown.



APPLICANT: 3757 Floyd Rd Property, LLC

PETITION NO: SLUP-7

PHONE #: (770) 368-3085 **EMAIL:** _____

HEARING DATE (PC): 07-06-17

REPRESENTATIVE: John H. Moore

HEARING DATE (BOC): 07-18-17

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

PRESENT ZONING: PSC

TITLEHOLDER: 3757 Floyd Rd Property, LLC

PROPOSED ZONING: Special Land

PROPERTY LOCATION: North side of Hurt Road, east side of
Floyd Road

Use Permit

(3757 Floyd Road)

PROPOSED USE: Climate-Controlled

Self-Service Storage Facility

ACCESS TO PROPERTY: Hurt Road and Floyd Road

SIZE OF TRACT: 4.98 acres

DISTRICT: 19

PHYSICAL CHARACTERISTICS TO SITE: Existing Building

LAND LOT(S): 848,849

PARCEL(S): 8

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: GC/ Shopping Center
SOUTH: SC/ Settlers Trail
EAST: SC/ Settlers Walk Condominiums
WEST: GC/ Church

Adjacent Future Land Use:

North: Community Activity Center (CAC) and
Medium Density Residential (MDR)
East: Community Activity Center (CAC)
Southeast: Community Activity Center (CAC)
West: Community Activity Center (CAC)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____ **REJECTED** _____ **SECONDED** _____

HELD _____ **CARRIED** _____

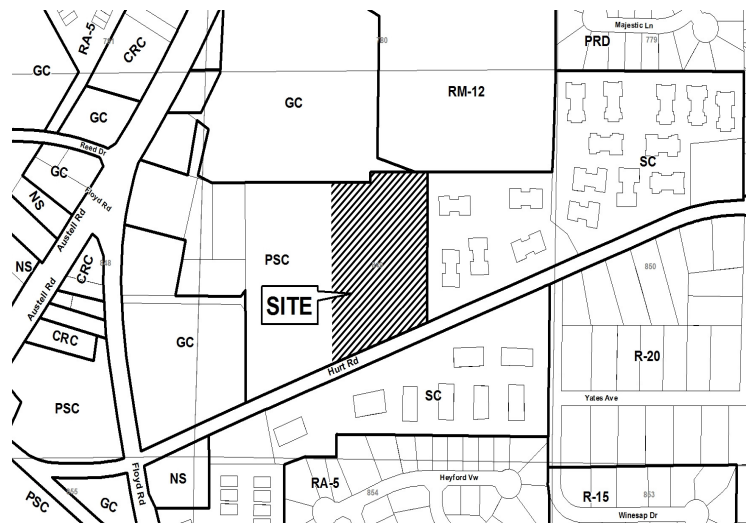
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

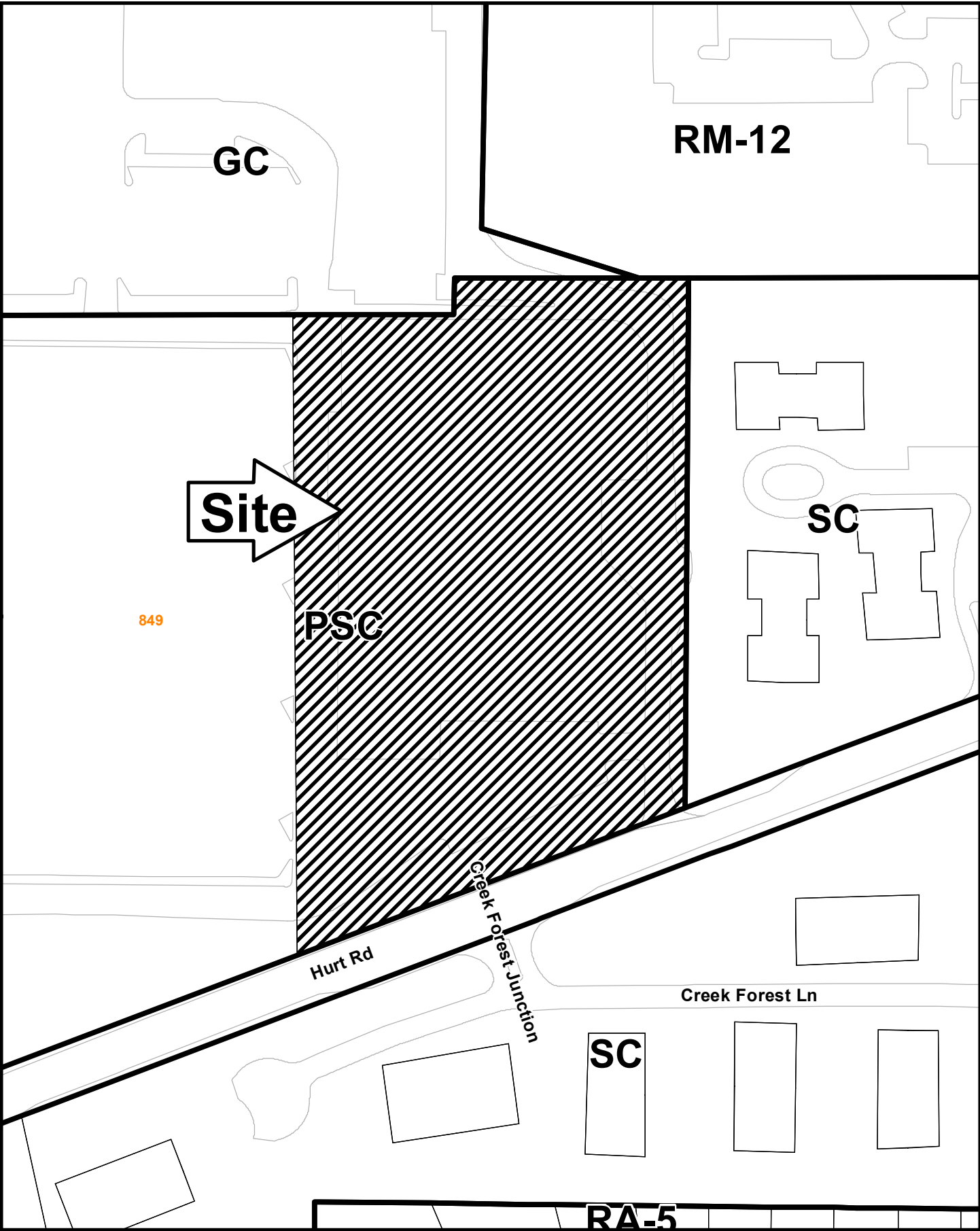
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



SLUP-7 2017-GIS



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: 3757 Floyd Rd Property, LLC

PETITION NO.: SLUP-7

PRESENT ZONING: PSC

PETITION FOR: O&I

ZONING COMMENTS:

Staff Member Responsible: Donald Wells

Land Use Plan Recommendation: Community Activity Center (CAC)

Proposed Number of Buildings: 1 **Total Square Footage of Development:** 97,880

F.A.R.: .45 **Square Footage/Acre:** 19,654

Parking Spaces Required: 10 (estimate) **Parking Spaces Provided:** 27

The applicant is requesting the Office and Institutional zoning district to retrofit an existing building for a climate controlled self-storage facility. The building is 97,880 square feet. The Code requires that “architectural style/design to be similar or complementary to the predominant architectural design of other commercial uses within the activity center”. As a part of the renovations the exterior finish will consist of brick, stucco, Cementous siding, glass and combinations thereof. Primary access to the facility will be moved to Hurt Road.

The applicant is requesting the following contemporaneous variance:

1. Waive the rear setback from 30 feet to 0 feet;
2. Waive the landscape buffer to the east; and
3. Waive the maximum impervious coverage from 70% to 90% (existing prior to this application).

Cemetery Preservation: No comments.

Historic Preservation: No comment.

Cemetery Preservation: No comments.

WATER & SEWER COMMENTS:

No comments. Water and sewer available.

APPLICANT: 3757 Floyd Rd Property, LLC

PETITION NO.: SLUP-7

PRESENT ZONING: PSC

PETITION FOR: O&I

TRAFFIC COMMENTS:

Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. §36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the north side of Hurt Road, a minimum of 50' from the roadway centerline.

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

Recommend a continuous deceleration lane or large turn radius for the entrance on Hurt Road. Recommend location and design be determined in plan review, subject to Cobb County DOT approval.

APPLICANT: 3757 Floyd Rd

PETITION NO.: SLUP-7

FIRE COMMENTS:

NO 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: 3757 Floyd Road Property, LLC

PETITION NO.: SLUP-7

PRESENT ZONING: PSC

PETITION FOR: SLUP

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Concord 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 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 easements 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 receiving system.

APPLICANT: 3757 Floyd Road Property, LLC

PETITION NO.: SLUP-7

PRESENT ZONING: PSC

PETITION FOR: SLUP

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.

ADDITIONAL COMMENTS

1. This site is located on the north side of Hurt Road just east of its intersection with Floyd Road. The applicant intends to utilize the existing building with only interior modifications to convert it for self-storage use. No site improvements are proposed at this time.
2. The existing site detention pond needs some minor maintenance. There is trash and debris in the pond that needs to be removed as well as heavy overgrowth.

STAFF RECOMMENDATIONS

SLUP-7 3757 FLOYD RD PROPERTY, 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.*
It is Staff's opinion that the applicant's proposal will not have an adverse effect on the usability of adjacent or nearby properties. The proposed use is a quiet, low traffic generating use and will significantly decrease the amount traffic that other retail uses could have.
- (2) Whether or not the use is otherwise compatible with the neighborhood.*
It is Staff's opinion that the applicant's proposal will permit a use that is suitable in view of the use and developments of adjacent nearby properties. The storage facility will use the existing building. The building height is also consistent with other uses in the area.
- (3) Whether or not the use proposed will result in a nuisance as defined under state law.*
The use should not be a nuisance as defined by state law.
- (4) Whether or not quiet enjoyment of surrounding property will be adversely affected.*
The quiet enjoyment of surrounding properties will not be adversely affected due to the location of the applicant's proposal.
- (5) Whether or not property values of surrounding property will be adversely affected.*
This use should not adversely affect property values of surrounding property.
- (6) Whether or not adequate provisions are made for parking and traffic considerations.*
There are adequate provisions for parking and traffic considerations. The proposed plan will meet the minimum parking requirements as required by the county Code.
- (7) Whether or not the site or intensity of the use is appropriate.*
The applicant's site is appropriate for this use. This use will provide a step down in intensity from more intense uses.
- (8) Whether or not special or unique conditions overcome the board of commissioners' general presumption that residential neighborhoods should not allow noncompatible business uses.*
There are not any special or unique conditions which would prohibit the use in this area. The site is adjacent to a residential area that has co-existed for many years.
- (9) Whether or not adequate provisions are made regarding hours of operation.*
To be determined by the Board of Commissioners.
- (10) Whether or not adequate controls and limits are placed on commercial and business deliveries.*
Deliveries should be limited to office hours only, which are consistent with normal business hours.

SLUP-7 3757 FLOYD RD PROPERTY, LLC (Continued)

(11) Whether or not adequate landscape plans are incorporated to ensure appropriate transition.

The applicant will need to provide a landscape plan, there does not appear there will be any issues with providing the required 20 foot landscape buffers.

(12) Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.

The use should not adversely affect the public health, safety, welfare, or moral concerns of the surrounding properties.

(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.

It is Staff's opinion that the applicant's proposal meets the minimum standards that shall apply to freestanding climate controlled self-storage facilities subject to the companion zoning case (Z-37) gets approved.

(14) Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.

The applicant has provided details necessary to review the request.

(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 applicant has provided sufficient information that demonstrates the proposal's compliance will all applicable requirements.

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

1. Approval of Z-37 of 2017;
2. Site plan received by the Zoning Division May 4, 2016, with District Commissioner approving minor modifications;
3. Variances in the Zoning Comments section;
4. District Commissioner approving landscape plan and architectural plan;
5. Water and Sewer Division comments and recommendations;
6. Fire Departments comments and recommendations;
7. Stormwater Management comments and recommendations;
8. Department of Transportation comments and recommendations; and
9. Owner/developer to enter into a Development Agreement pursuant to O.C.G.A. §36-71-13 for dedication of system improvements to mitigate traffic

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- 7 (2017)
Hearing Dates: July 6, 2017
July 18, 2017

Applicant/Property Owner: 3757 Floyd Rd Property, LLC

STATEMENT OF PROPOSED SITE IMPROVEMENTS

Applicant is seeking a Special Land Use Permit for the purpose of renovation and conversion of an existing “big box” structure for the operation of a climate-controlled self-storage facility. The structure was previously used as a Target store and is located on the northwesterly side of Hurt Road, easterly of Floyd Road, being known as 3757 Floyd Road, Land Lot 849, 19th District, 2nd Section, Cobb County, Georgia (hereinafter the “Property” or the “Subject Property”). The Property is currently zoned to the Planned Shopping Center (“OSC”) zoning classification, and Applicant is seeking a contemporaneous rezoning to the Office and Institutional (“OI”) zoning category to allow 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 Rezoning Plat submitted with the Application for Special Land Use Permit, the following improvements will be made on the Subject Property:

- (1) Renovation of existing “big box” structure to become a climate-controlled self-storage facility, being approximately 97,880 gross total square feet. The proposed structure shall have an exterior finish of brick, stucco, Cementitious siding, glass, and combinations thereof. Elevations of the exterior of the renovated structure shall be presented during the application process.
- (2) Primary access to the proposed facility shall be from Hurt Road, as shown on the referenced Rezoning Plat. Parking shall be provided 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 updated as shown and reflected on the referenced Rezoning Site Plan.
- (4) Building signage shall be placed on the frontage of the structure only. Entrance signage shall be ground-based, monument style signage. All signage shall be in compliance with the Cobb County Sign Ordinance.

Additional improvements, such as landscaping and the like, may also be made to the Subject Property which will be detailed during the application process.