

SLUP-8  
(2017)

ROBERTSON LOIA ROOF ARCHITECTS & ENGINEERS  
1400 Peachtree Road, Suite 275, Atlanta, Georgia 30309  
770.474.2000 Fax: 770.319.0745

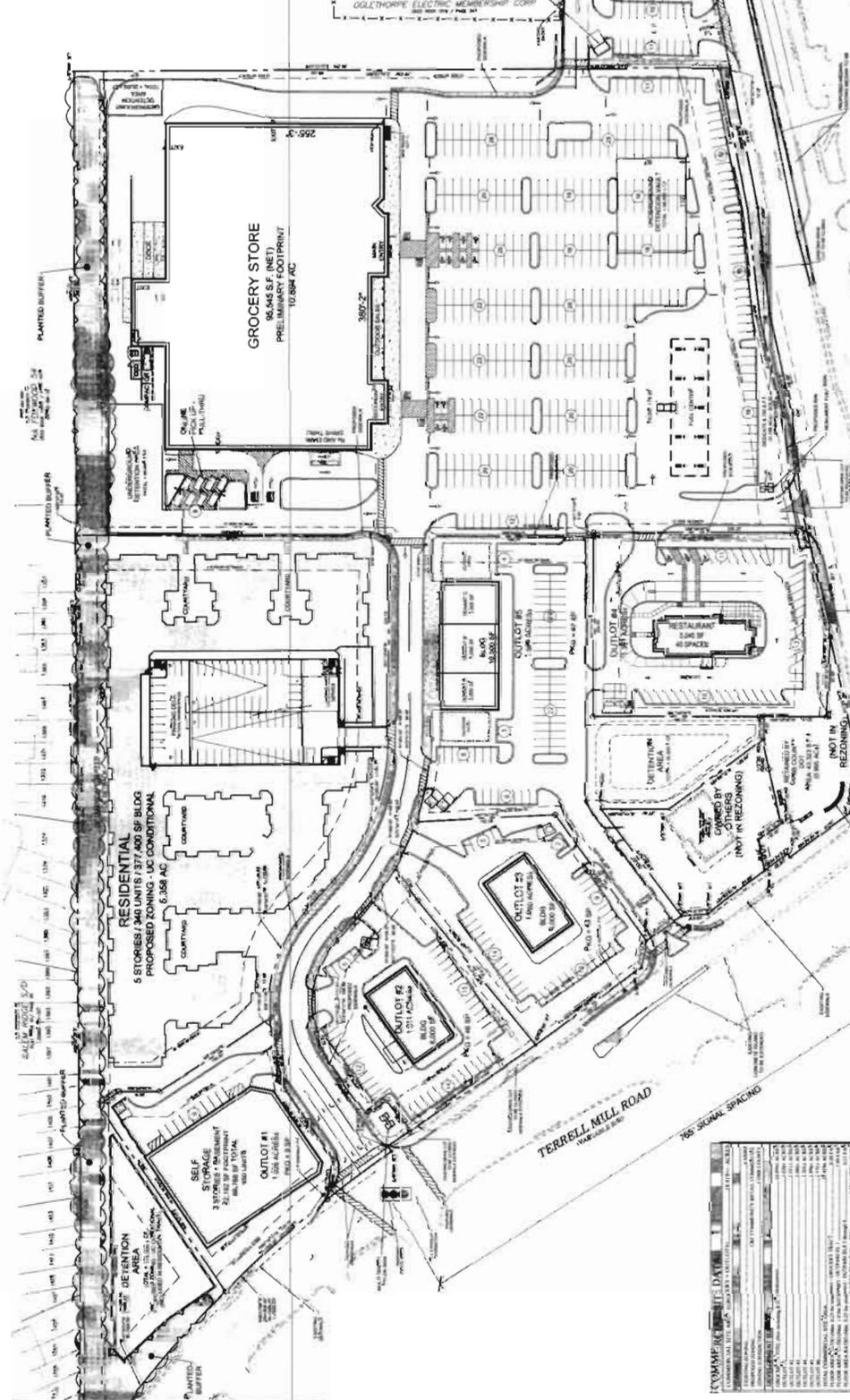


TERRELL MILL DEVELOPMENT  
COBB COUNTY, GA  
SSP BLUE RIDGE, LLC

REZONING SITE PLAN

11-02-17  
14-235

RZ-5



**LIST OF VARIANCES - Commercial Tract**

Item	Description	Request	Justification
1	Setback	5 feet	Minimum 10 feet
2	Height	35 feet	Maximum 40 feet
3	Area	10,000 sq ft	Maximum 12,000 sq ft
4	Use	Commercial	Residential

**LIST OF VARIANCES - Residential Tract**

Item	Description	Request	Justification
1	Setback	5 feet	Minimum 10 feet
2	Height	35 feet	Maximum 40 feet
3	Area	10,000 sq ft	Maximum 12,000 sq ft
4	Use	Residential	Commercial

**COMPARATIVE ANALYSIS**

Item	Existing Zoning	Proposed Zoning
1	UC	RZ-5
2	UC	RZ-5
3	UC	RZ-5
4	UC	RZ-5
5	UC	RZ-5
6	UC	RZ-5
7	UC	RZ-5
8	UC	RZ-5
9	UC	RZ-5
10	UC	RZ-5

**EXISTING ZONING:** UC  
**PROPOSED ZONING:** RZ-5

**RECEIVED**  
NOV - 3 2017  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**REVISED**

**REZONING SITE PLAN**

TERRELL MILL DEVELOPMENT  
COBB COUNTY, GA  
SSP BLUE RIDGE, LLC



ROBERTSON LOIA ROOF ARCHITECTS & ENGINEERS  
1400 Peachtree Road, Suite 275, Atlanta, Georgia 30309  
770.474.2000 Fax: 770.319.0745

REZONING SITE PLAN

11-02-17  
14-235

RZ-5

APPLICANT: SSP Blue Ridge, LLC

PETITION NO: SLUP-8

PHONE#: (770) 277-6088 EMAIL: jr@connolly.co.com

HEARING DATE (PC): 09-07-17 12-05-17

REPRESENTATIVE: Garvis L. Sams, Jr.

HEARING DATE (BOC): 09-19-17 12-19-17

PHONE#: (770) 422-7016 EMAIL: gsams@slhb-law.com

PRESENT ZONING: R-80, R-20

TITLEHOLDER: Betty Jean King Living Trust

PROPOSED ZONING: Special Land

PROPERTY LOCATION: northwest side of Terrell Mill Road,  
west of Powers Ferry Road

Use Permit

PROPOSED USE: climate-controlled  
self-service storage facility

ACCESS TO PROPERTY: Terrell Mill Road

SIZE OF TRACT: 1.026 acres

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: single-family house

LAND LOT(S): 923

PARCEL(S): 7

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

COMMISSION DISTRICT: 2

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH: NS/Retail and undeveloped
- SOUTH: NS/Retail center
- EAST: NS/Retail; PSC/Retail center
- WEST: RM-10T/Salem Ridge Townhomes

*Adjacent Future Land Use:*  
 Northeast: CAC  
 Southeast: CAC  
 West: HDR

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

**PLANNING COMMISSION RECOMMENDATION**

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

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

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

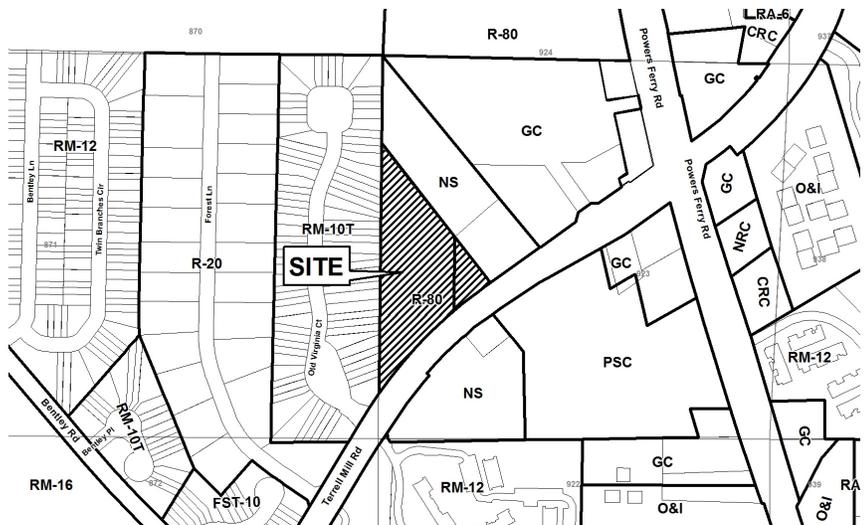
**BOARD OF COMMISSIONERS DECISION**

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

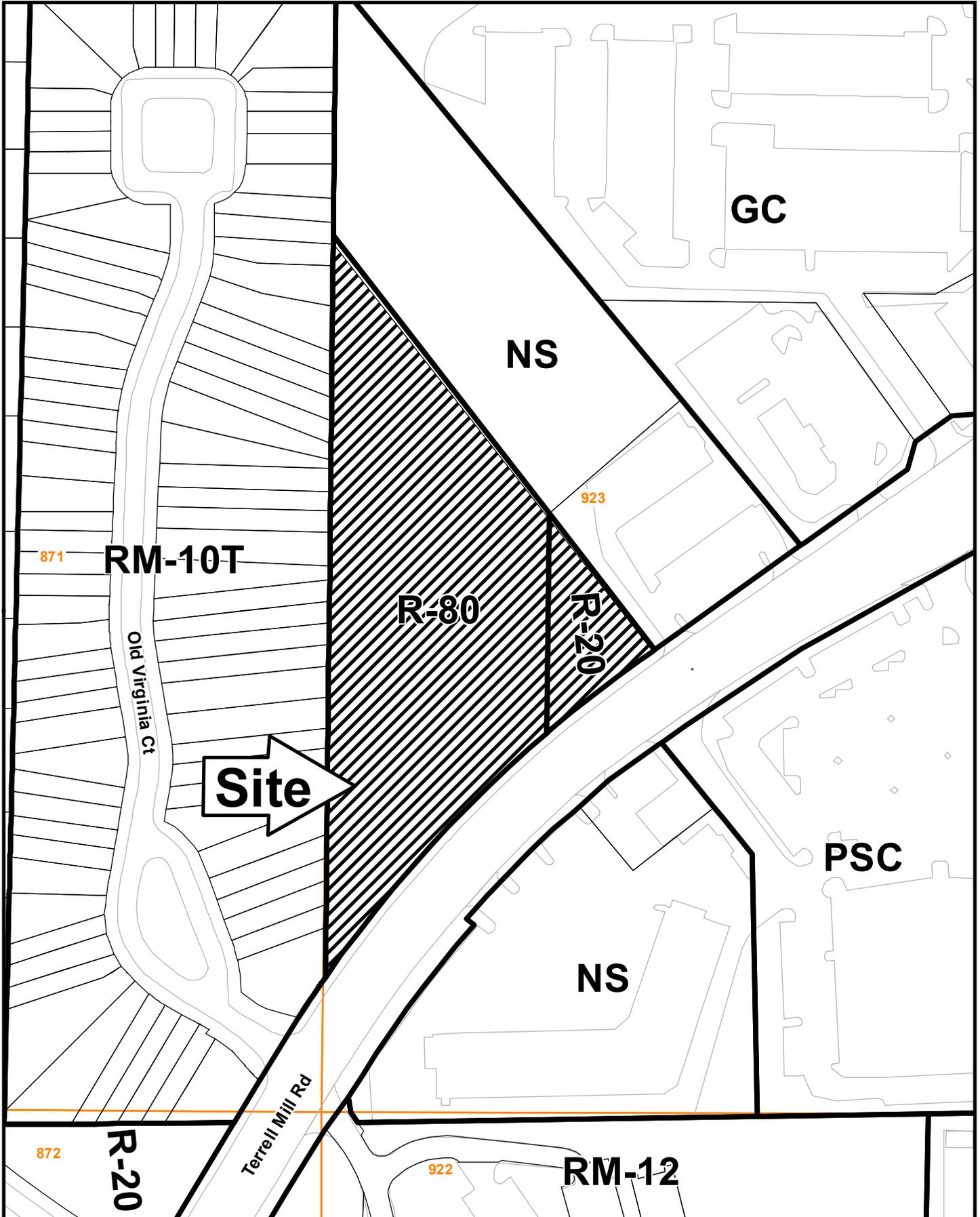
REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

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

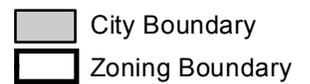
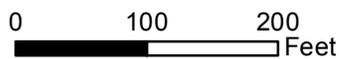
**STIPULATIONS:**



# SLUP-8 2017-GIS



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



**APPLICANT:** SSP Blue Ridge, LLC

**PETITION NO.:** SLUP-8

**PRESENT ZONING:** R-80 & R-20

**PETITION FOR:** SLUP

\*\*\*\*\*

**ZONING COMMENTS:**

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

The applicant is requesting a Special Land Use Permit (SLUP) for the purpose of a climate-controlled self-service storage facility. The proposed use will be located on a 1.026-acre tract as shown as "Outlot #1" on the attached site plan. The subject property will be developed as a component of the overall redevelopment as proposed in Z-12 being heard concurrently with this application. The facility will be three stories with a basement and will have a total footprint of 88,768 square feet. The building will have 450 storage units. The hours of operation will be from 8 a.m. until 6 p.m., Monday through Saturday and from 1 p.m. until 6 p.m. on Sundays.

The proposed site plan will require the following contemporaneous variances:

1. Waive the front setback from the required 50 feet on arterial road to 25 feet; and
2. Waive the Floor Area Ratio (FAR) from the allowed 1.0 to 1.98.

**Historic Preservation:** No comment.

**Cemetery Preservation:** No comment.

\*\*\*\*\*

**WATER & SEWER COMMENTS:**

No comments. Water and sewer are available.

\*\*\*\*\*

**TRAFFIC COMMENTS:**

This request will not have an adverse impact on the transportation network.

\*\*\*\*\*

**APPLICANT:** SSP Blue Ridge

**PETITION NO.:** SLUP-8

\*\*\*\*\*

**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: SSP Blue Ridge, LLC

PETITION NO.: SLUP-8

PRESENT ZONING: R-20, R-80

PETITION FOR: SLUP

\*\*\*\*\*

**STORMWATER MANAGEMENT COMMENTS**

FLOOD HAZARD:  YES  NO  POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Rottenwood Cr 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 systems.
- 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 existing downstream receiving system.

APPLICANT: SSP Blue Ridge, LLC

PETITION NO.: SLUP-8

PRESENT ZONING: R-20, R-80

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 Terrell Mill Road at the southwest corner of the proposed Z-12 Terrell Mill Re-development site. This site drains to the southwest through the southernmost end of the Salem Ridge Subdivision into an existing culvert under the Terrell Mill Road right-of-way.
2. Stormwater management for this portion of the Z-12 site will be provided by the proposed adjacent detention facility.

## STAFF RECOMMENDATIONS

### SLUP-8      SSP BLUE RIDGE, 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 of traffic that other retail uses would have produced.**

- (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 existing developments and the proposed redevelopment concurrently proposed in Z-12. The proposed use will be compatible with the area by providing services to commercial and residential 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 proposed location. Residentially zoned property to the west will be buffered from the proposed building by the detention area for the overall development and a planted buffer.**

- (5) *Whether or not property values of surrounding property will be adversely affected.*

**The use should not adversely affect the property values of surrounding properties.**

- (6) *Whether or not adequate provisions are made for parking and traffic considerations.*

**The proposed site plan has indicated that there will be four parking spaces over what is required by the Zoning Ordinance (one per every 80 units).**

- (7) *Whether or not the site or intensity of the use is appropriate.*

**The applicants site and intensity of the propose use will be appropriate for the area. The proposed use is generally a low-traffic generating operation.**

- (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 no special or unique conditions which would prohibit the proposed use in this area. The site is located on an arterial roadway and the proposed use will be less intense than surrounding businesses in this area.**

SLUP-8 SSP BLUE RIDGE, LLC (Continued)

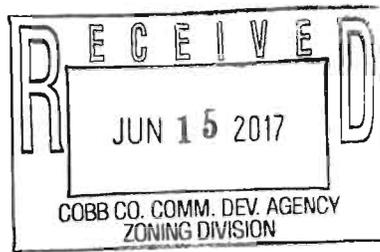
- (9) *Whether or not adequate provisions are made regarding hours of operation.*  
**The proposed office hours will be from 8 a.m. until 6 p.m., Monday through Saturday and from 1 p.m. until 6 p.m. on Sundays.**
- (10) *Whether or not adequate controls and limits are placed on commercial and business deliveries.*  
**Deliveries for the business should be limited to office hours only, and the tenants using the facility should access the property via code or key card.**
- (11) *Whether or not adequate landscape plans are incorporated to ensure appropriate transition.*  
**The applicant will need to provide a landscape plan as part of the Plan Review process and/or approval by the District Commissioner.**
- (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 area.**
- (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.*  
**While the use is suitable for the area, the Zoning Ordinance requires that the height of the proposed building should not exceed those of adjacent building, nor impact the view shed of adjacent residential property. The proposed building will be shielded by the detention pond and a planted buffer abutting the townhomes to the west.**
- (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, with the exception of a landscape plan which will be submitted as part of the Plan Review process that may also require review and approval of the District Commissioner.**
- (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 proposed use is a permitted use under the Community Retail Commercial (CRC) zoning that is being requested concurrently with this application (Z-12). The overall development of Z-12 provides parking, landscaping and buffering for the proposed climate-controlled self-service storage facility.**

**SLUP-8      SSP BLUE RIDGE, LLC (Continued)**

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

1. Site plan received by the Zoning Division on November 3, 2017, with the District Commissioner approving minor modifications;
2. District Commissioner to approve landscape plan and architectural plan;
3. Variances from the Zoning Comments section;
4. Fire Department comments and recommendations;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations;
7. Department of Transportation comments and recommendations;
8. Stipulations from the concurrent Z-12 that relate to this site; and
9. Applicant's attached exhibits.

**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.**



**STATEMENT OF INTENT**

**OF**

**SSP BLUE RIDGE, LLC**

**Special Land Use Permit Application  
for an 1.026 Acre Tract of Land located in  
Land Lot 923, 17<sup>th</sup> District, 2<sup>nd</sup> Section,  
Cobb County, Georgia**

**Submitted for the Applicant by:**

**Garvis L. Sams, Jr.  
Sams, Larkin, Huff & Balli, LLP  
Suite 100  
376 Powder Springs Street  
Marietta, GA 30064  
(770) 422-7016  
[gsams@slhb-law.com](mailto:gsams@slhb-law.com)**

## I. INTRODUCTION

This Application seeks both a Rezoning (Rezoning Application No. Z-12) and a Special Land Use Permit (“SLUP”) to allow the construction and development of a Climate Controlled Self-Service Storage Facility (“CCSSSF”) on the Subject Property. The property at issue is situated on a tract of land approximately 1.01 acres in size located on the east side of Terrell Mill Road adjacent to restaurants and other retail establishments and the Salem Ridge Townhomes. The Subject Property is presently zoned R-80 and R-20, with a pending Rezoning request to the CRC zoning classification. Under Cobb County’s Future Land Use Map (“FLUM”) the property is located within the confines of a Community Activity Center (“CAC”) which contemplates the type of use sought. The Subject Property will be developed as a component of the overall redevelopment as proposed within the Z-12 Rezoning Application.

## II. CRITERIA TO BE APPLIED TO SPECIAL LAND USE PERMITS

**A. Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.**

The Subject Property is directly bordered by properties zoned NS and RM-10T. The “neighborhood” or area in which the proposed development will be located is commercially driven and specifically designed to accommodate commercial uses and traffic; however, the proposed CCSSSF will produce little if any AM/PM peak hour traffic, the operations of which will be totally contained within the building. Therefore, the proposal will have no adverse impact upon neighborhoods or adjacent properties.

**B. Whether or not the use is otherwise compatible with the neighborhood.**

The neighborhood around the Subject Property is zoned in a multiplicity of non-residential or higher density residential zonings and within a Community Activity Center (“CAC”) under the County’s Future Land Use Map. Given these facts and the reality that the area already consists of a preponderance of commercial uses, the proposed use is compatible with the commercially-oriented neighborhood in which it will be located.

**C. 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, either public or private, as that term is defined under Georgia law. In fact, the proposed construction of a CCSSSF in this location will provide the ultimate stepdown between higher intensity uses and the Salem Ridge Townhomes. The proposed facility generates low traffic, is closed at night with limited access, will use enhanced security and offers noise-reducing qualities such as acoustical buffering from Terrell Mill Road.

**D. Whether or not the quiet enjoyment of surrounding property will be adversely affected.**

The surrounding properties consist of retail and utility uses, except for the adjacent Salem Ridge Townhomes and as stated, this use, architecture, low-traffic and restricted hours of operation will buffer the residences from more intensive uses.

**E. Whether or not property values of surrounding property will be adversely affected.**

The surrounding properties consist primarily of commercially-oriented properties. The one adjoining residentially utilized property (Salem Ridge) will be buffered from this use by the stormwater detention area and the planted landscape buffer.

**F. Whether or not adequate provisions are made for parking and traffic considerations.**

The proposal will meet the needs of the traffic generated both by users and staff of the CCSSSF. The current proposal will generate significantly less traffic than most any other non-residential use in general and specifically less in AM and PM peak hours.

**G. Whether or not the site or intensity of the use is appropriate.**

The Subject Property consists of 1.01 acres of land. The size of the property is more than adequate to accommodate the proposed CCSSSF use and the proposed floor area ratio (“FAR”).

**H. Whether or not special or unique conditions overcome the Board of Commissioners’ general presumption that residential neighborhoods not allow non-compatible businesses.**

The quadrant of the Terrell Mill Road and Powers Ferry Road Corridor is commercially-oriented except with respect to the Salem Ridge development. When a CCSSSF proposal is located adjacent or contiguous to a residential neighborhood they have little if any effect upon residential use or values in view of the fact the proposed use is compatible and complementary in nature.

**I. Whether or not adequate provisions are made regarding hours of operation.**

The hours of operation shall be from 8:00 a.m. until 6:00 p.m. Monday-Saturday and from 1:00 p.m. until 6:00 p.m. on Sundays.

**J. Whether or not adequate controls and limits are placed on commercial and business deliveries.**

Deliveries to the Subject Property will be commensurate in number and type to existing deliveries or visits to other CCSSSF facilities within this sub-area and in other parts of Cobb County.

**K. Whether or not adequate landscape plans are incorporated to ensure an appropriate transition.**

The Applicant will be submitting a landscape plan during the Plan Review Process subject to review and approval by the County's Arborist and the Community Development Department, with final review and approval by the District Commissioner.

**L. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.**

The surrounding "neighborhood" generally consists of commercially-oriented uses or higher density residential uses, all of which are compatible to the CCSSSF use proposed.

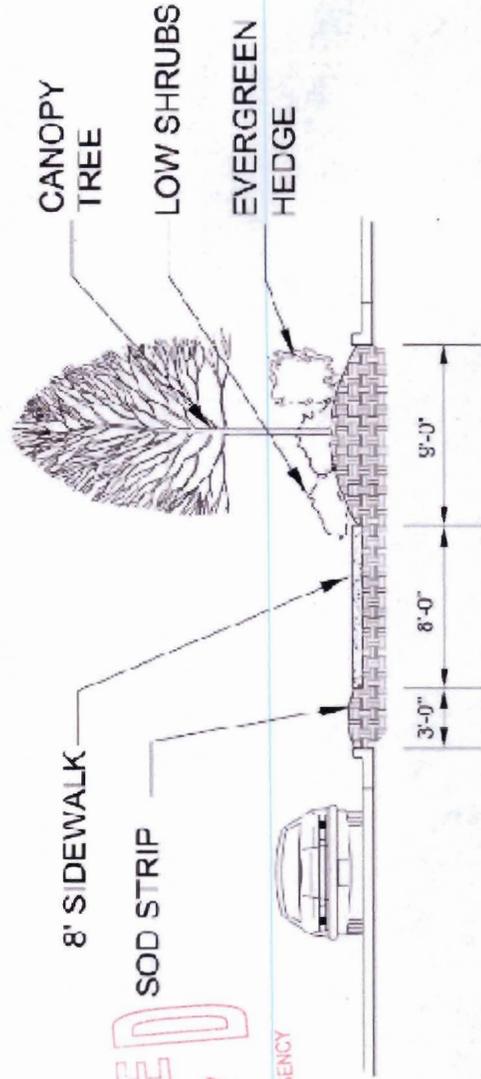
**M. Whether the Application complies with any applicable specific requirements set forth in this chapter for a Special Land Use Permit for particular types of uses.**

This Application meets all of the requirements for a Special Land Use Permit and all required information has been supplied within the SLUP Application and the Rezoning Application packages, respectfully.

**N. Whether the Applicant has provided sufficient information to allow a full consideration of all relevant factors.**

The Applicant has addressed all issues raised by law. The Applicant also remains available to respond to additional questions or issues raised by the County's professional staff, Members of the Planning Commission or Members of the Board of Commissioners.

# Terrell Mill Towne Center Landscape Plan



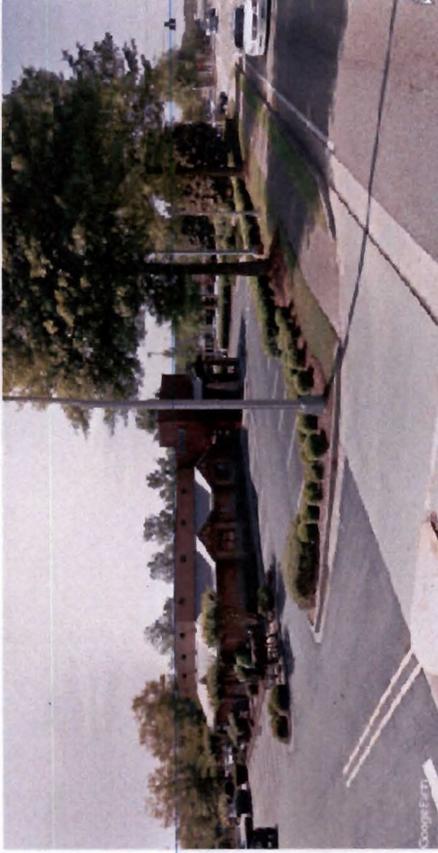
**RECEIVED**  
NOV - 3 2017

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Z-12 & SLUP-8  
(2017)  
Landscape, Sign  
and Lighting  
Renderings

POWERS FERRY @ TERRELL MILL - LANDSCAPE STANDARDS

# Terrell Mill Towne Center Landscape Plan



REG  
NOV - 3 2017

COBB CO. GA.

POWERS FERRY @ TERRELL MILL - OUTPARCEL STANDARDS

Z-12 & SLUP-8  
(2017)  
Landscape, Sign  
and Lighting  
Renderings

Z-12 & SLUP-8  
(2017)  
Landscape, Sign  
and Lighting  
Renderings

**RECEIVED**  
NOV - 3 2017  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**DOUBLE SIDED FREESTANDING SIGN**  
Internal Illumination



© 2017 OPTION SIGNS INC.  
The designs, plans, layouts and drawings contained herein are the property of Option Signs and Environmental Graphics and may not be reproduced, published, copied or changed without the written consent of the author. The information contained may not be used for other projects without the full consent of the author.

CLIENT  
**CONNOLLY REALTY**

PROJECT NAME  
**TERRELL MILL TOWNE CENTER**

PROJECT ADDRESS  
**MARIETTA, GA**

PROJECT # **706713**

PROJECT MANAGER  
**STEVE WESTER**

DRAWN BY  
**SCW**

DATE **10/18/17**

REVISIONS

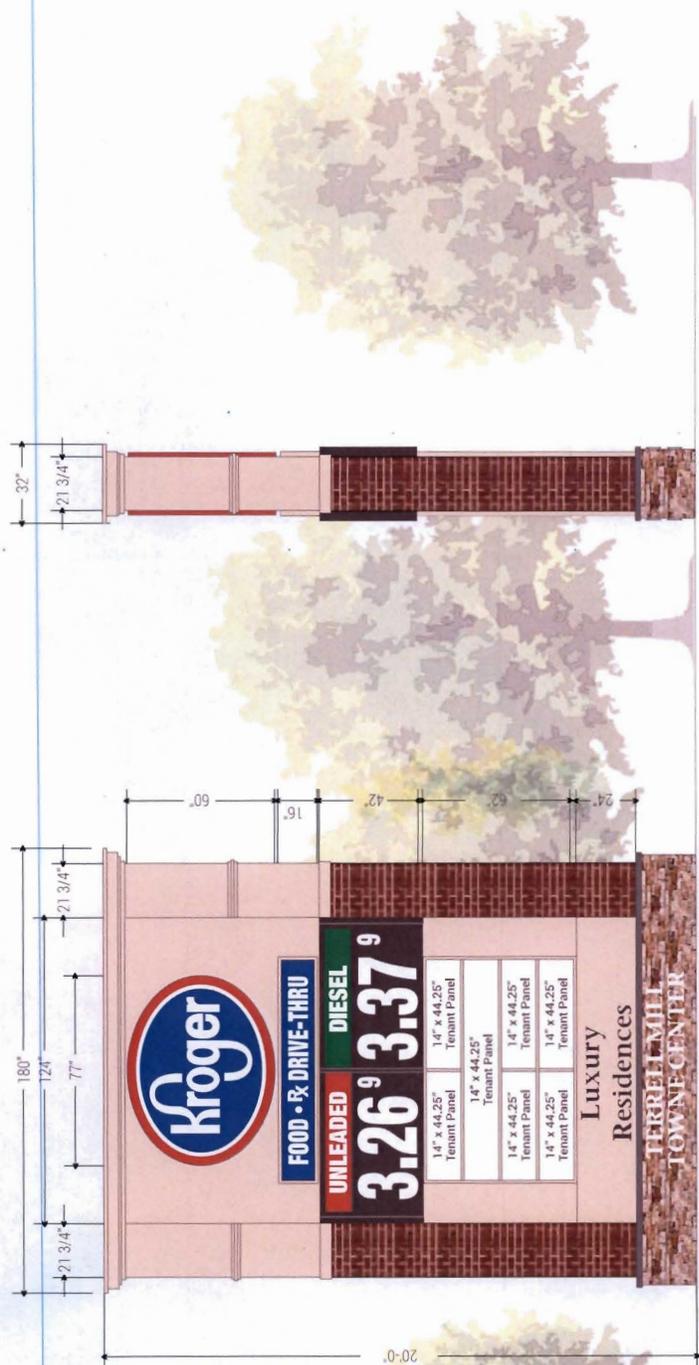
NO.	DATE	BY
1	10/23/17	SW
2	11/02/17	SW

DRAWING

PAGE **1 of 2**

WD DATE: 00/00/00 XX

#000000



2 SIDE VIEW  
1/8 Scale: 1/4" = 1'

1 FRONT VIEW  
1/8 Scale: 1/4" = 1' QTY: 1

REVISIONS BY DATE  
10/23/17 SW  
11/02/17 SW

R:\FIS\STEVE WESTER\CONNOLLY REALTY\TERRELL MILL TOWNE CENTER\PRELIMINARY ARTWORK\TERRELL M... CLIENT APPROVALS

In order to eliminate all possible errors or omissions, please review each page of these drawings carefully for content, quantities, spelling, material and color specifications. Production will not begin without SIGNED APPROVED drawings. No verbal approvals will be accepted. By signing as approved, client is accepting full responsibility for the correctness of the content here-in, and any changes made post-production will incur additional expense. Dimensions shown are nominal.



RECEIVED  
NOV - 3 2017  
PLANNING DIVISION

# Terrell Mill Towne Center Lighting Plan



Z-12 & SLUP-8  
(2017)  
Landscape, Sign  
and Lighting  
Renderings