



Case # SLUP-1

Public Hearing Dates:

PC: 03-06-18

BOC: 03-20-18

Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

SITE BACKGROUND

Applicant: Chastain Self Storage

Phone: (770) 422-7016

Email: jballi@slhb-law.com

Representative Contact: James A. Balli

Phone: (770) 422-7016

Email: jballi@slhb-law.com

Titleholder: Chastain Gates, LLC

Property Location: Southeast corner of Chastain Road and the ramp from I-575.

Address: 325 Chastain Road

Access to Property: Chastain Road

QUICK FACTS

Commission District: 3-Birrell

Current Zoning: GC (General Commercial)

Current use of property: Vacant convenience store with fuel sales

Proposed use: Climate-Controlled Self-Storage Facility

Future Land Use Designation: CAC (Community Activity Center)

Site Acreage: CAC (Community Activity Center)

District: 16

Land Lot: 364

Parcel #: 15

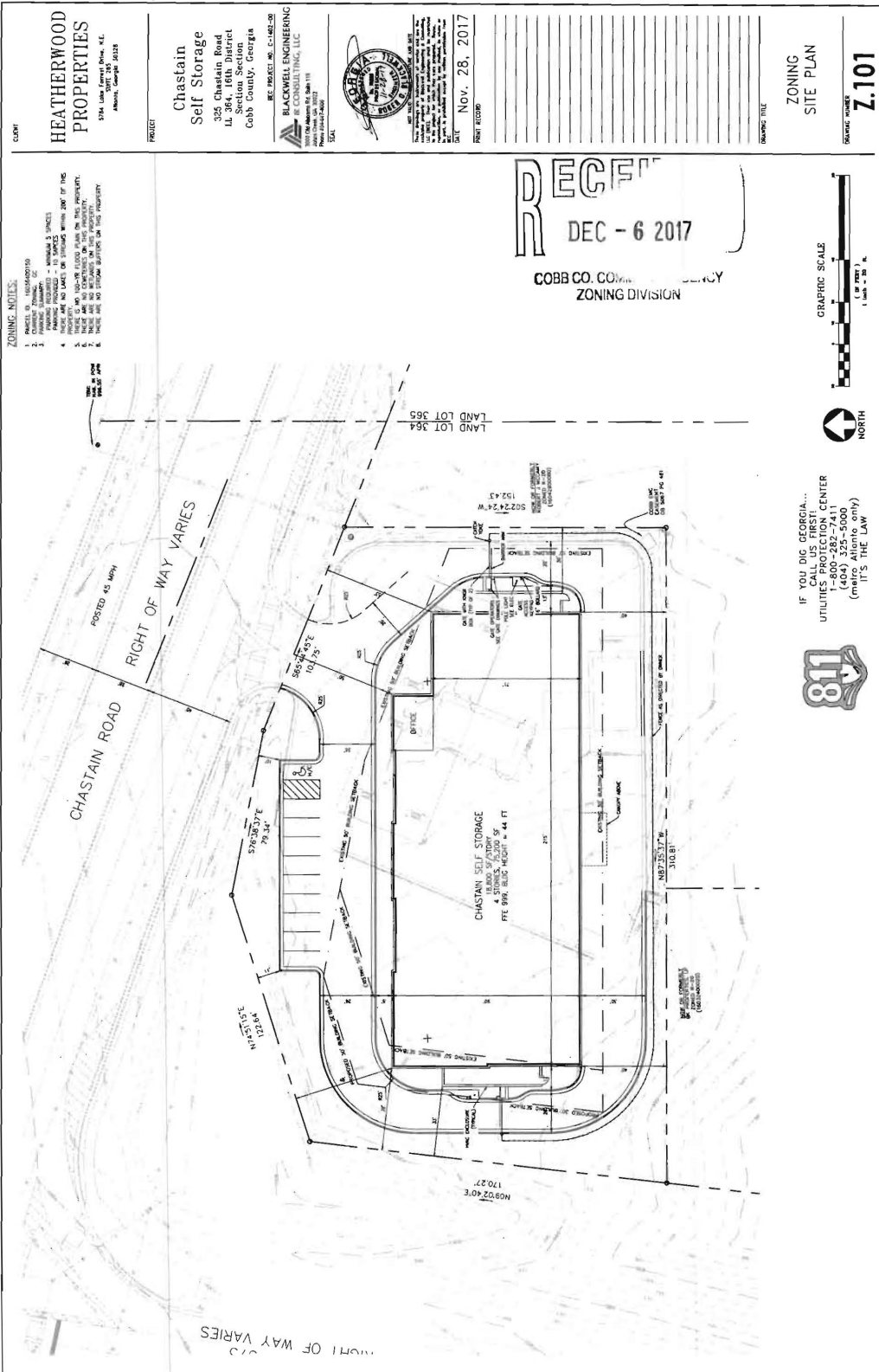
Taxes Paid: Yes

FINAL ZONING STAFF RECOMMENDATION:

(Zoning staff member: Jason A. Campbell)

Based on the analysis of this case, Staff recommends **APPROVAL** subject to the following:

1. Site plan received by the Zoning Division on December 6, 2017;
2. Variance to waive the required 40-foot landscape buffer abutting residentially zoned properties;
3. Fire Department comments and recommendations;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations; and
6. Department of Transportation comments and recommendations.



- ZONING NOTES:**
1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
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RECEIVED
 DEC - 6 2017
 COBB COUNTY COMMISSION
 ZONING DIVISION

CURT HEATHERWOOD PROPERTIES
 5134 Lake Forest Drive, N.E.
 Atlanta, Georgia 30328

PROJECT:
 Chastain Self Storage
 325 Chastain Road
 LL 364, 16th District
 Section Section
 Cobb County, Georgia

BLACKWELL ENGINEERING & CONSULTING, LLC
 1000 W. Anderson Rd. Suite 111
 Marietta, Georgia 30067
 Phone: 770-421-1400

SCALE:
 1" = 100'

DATE: Nov. 28, 2017

PRINT RECORD:

DRAWING TITLE:
 ZONING SITE PLAN
Z.101

811

IF YOU DIG BEFORE...
 YOU CAN SAVE...
 UTILITIES PROTECTION CENTER
 1-800-282-7411
 (404) 725-5000
 (MAY BE A LIFE SAVER)
 IT'S THE LAW

GRAPHIC SCALE:
 1" = 100'

NORTH

SLUP-1 2018-Aerial Map



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

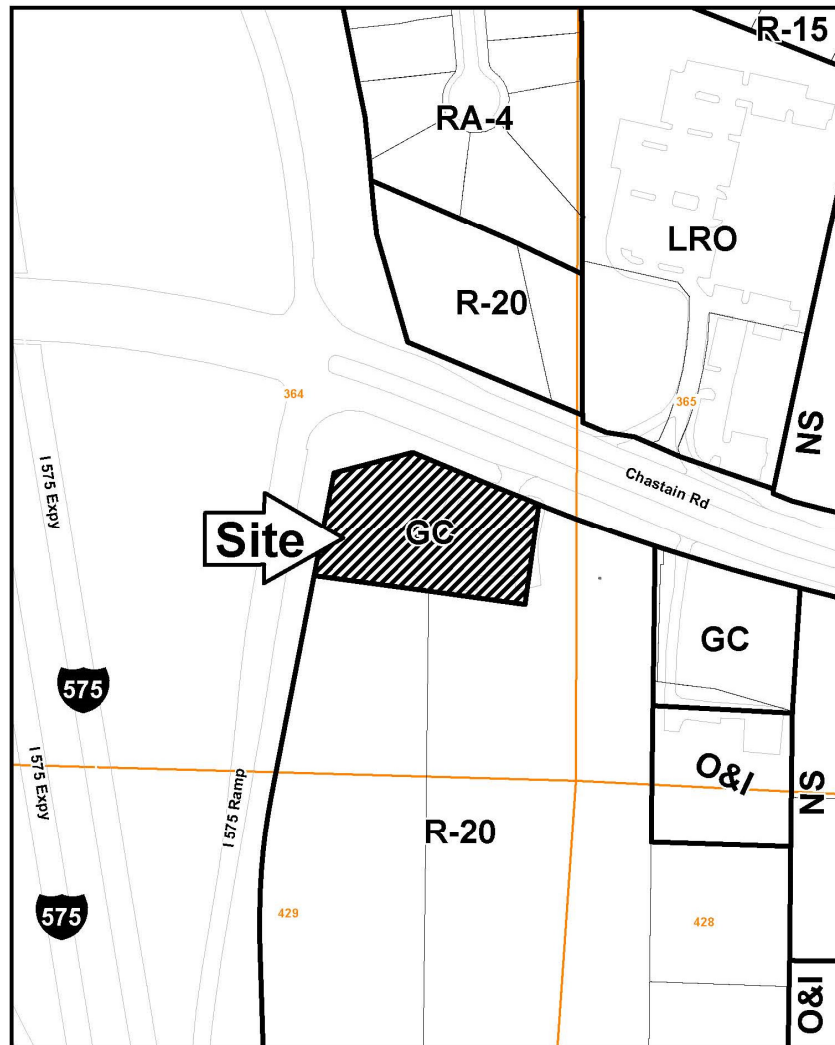
0 100 200
Feet

--- Zoning Boundary
— City Boundary

North
Zoning: R-20 (Single-family Residential)
Future Land Use: NAC (Neighborhood Activity Center)

SLUP-1 2018-GIS

WEST
Zoning: I-575
and GC
(General
Commercial)
**Future Land
Use:** RAC
(Regional
Activity
Center)



EAST
Zoning: R-20
(Single-family
Residential)
**Future Land
Use:** CAC
(Community
Activity Center)

SOUTH
Zoning: R-20 (Single-family Residential)
Future Land Use: CAC (Community Activity Center)

DEPARTMENT COMMENTS- Zoning Division

Current zoning district for the property

The GC district is established to provide locations for retail commercial and service uses which are oriented toward automotive businesses, are land intensive with a need for major road access and visibility, are generally not listed as a permitted uses within the NRC (neighborhood retail commercial) and CRC (community retail commercial) districts or may have existing stipulations and conditions that limit certain intensive uses and are located in areas delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Any existing GC district, developed or undeveloped, located within an area delineated within an industrial-compatible area or industrial area as shown on the comprehensive plan, shall be deemed to be a grandfathered, nonconforming use after January 1, 1991, and subject to those provisions contained in this chapter.

Requested zoning district for the property

The Board of Commissioners may grant special land use permits for certain uses as described in Sec. 134-37 of the Cobb County Code. The granting of a special land use permit is conditional upon the site plan considered by the board of commissioners. All applications for special land use permits shall be advertised in the same manner as applications for rezoning, and public hearings will be held thereon in the same manner as applications for rezoning are conducted. The board of commissioners may grant special land use permits for any period of time in the discretion of the board of commissioners.

Summary of the applicant's proposal

Applicant is requesting a Special Land Use Permit (SLUP) as required in the Zoning Ordinance for the purpose of developing a climate-controlled self-service storage facility. The proposed facility will be a four-story, 75,200 square-foot building. The proposed building will be as shown on the attached renderings. Concurrently filed with this SLUP, the applicant is asking to rezone the property to the General Commercial (GC) zoning district in order to remove stipulations from a previous rezoning case.

Non-residential criteria

Proposed # of buildings: 1

Proposed # of stories: 4

Total sq. footage of development: 75,200

Floor area ratio: 1.348

Square footage per acre: 58,750

DEPARTMENT COMMENTS- Zoning Division (continued)

Required parking spaces: Minimum of five

Proposed parking spaces: 10

Acres in floodplain or wetlands: 0

Impervious surface shown: 74.8%

Are there any zoning variances?

The proposed site plan will require a contemporaneous variance to waive the required 40-foot landscape buffer abutting residentially zoned properties.

DEPARTMENT COMMENTS- Fire Department

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.

DEPARTMENT COMMENTS- Site Plan Review (County Arborist)

No comment.

DEPARTMENT COMMENTS- Cemetery Preservation

No comment.

DEPARTMENT COMMENTS- School System

No comment.

DEPARTMENT COMMENTS- Stormwater Management

1. Flood hazard: No
2. Flood hazard zone: Zone X
3. Drainage Basin: Tributary to Noonday Creek
4. Wetlands: No
5. Streambank buffer zone: No
6. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system.
7. Minimize the effect of concentrated stormwater discharges onto adjacent properties.
8. Stormwater management will be provided in an underground system. Site discharge(s) must be released at existing discharge points.

DEPARTMENT COMMENTS- Planning Division

Comprehensive Plan Designation: Consistent Inconsistent

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? Yes No
Was the city notified? Yes No

DEPARTMENT COMMENTS- Water and Sewer

Water comments:

Available at development: YES NO

Fire flow test required: YES NO

Size and location of existing water main(s): 16" on south side of Chastain Rd.

Additional water comments:

Note: These comments only reflect what facilities were in existence at the time of this review. Developer may be required to install/upgrade water mains based on fire flow test results or Fire Department code. This will be addressed in the Plan Review process.

Sewer comments:

In the drainage basin: YES NO

At development: YES NO

Approximate distance to nearest sewer: 350' north, if elevations allow

Estimated waste generation (in G.P.D.): Average daily flow = 160; Peak flow = 400

Treatment plant: Noonday

Plant capacity: Yes NO

Line capacity: YES NO

Projected plant availability: 0-5 years 5-10 years over 10 years

Dry sewers required: YES NO

Off-site easement required: YES* NO

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 sewer comments

*If off-site easements are required, the developer/owner must submit easements to the CCWS for review and 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/owner.

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

DEPARTMENT COMMENTS- Transportation

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

Recommend island striping be removed at the right-in/ right-out entrance on Chastain Road. Cobb County DOT no longer maintains island striping.

Recommend GDOT permits for all work that encroaches upon State right-of-way.

Recommend FAA study.

STAFF ANALYSIS

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

(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, as well as the applicant's concurrently filed rezoning application (Z-6). The proposed use will be compatible with the area by providing services to commercial, residential and institutional 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. The property was previously used as a convenience store with fuel sales. The proposed use does not have the amount of activity of the previous use.

(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 the property will have double the amount of required parking, 10 spaces instead of the minimum of five.

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

The applicant's site and intensity of the proposed use will be appropriate for the area. The proposed use is generally a low-traffic generating operation.

(CONTINUED ON FOLLOWING PAGE)

STAFF ANALYSIS (continued)

- (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 border by an interstate exit ramp to the west, and the proposed use will be less intense than surrounding businesses in this area.

- (9) Whether or not adequate provisions are made regarding hours of operation.**

The applicant has indicated that the proposed business hours will be typical hours of operation for this use.

- (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 buildings, nor impact the view shed of adjacent residential property. The proposed building is four stories.

- (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.

(CONTINUED ON FOLLOWING PAGE)

STAFF ANALYSIS (continued)

- (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 General Commercial (GC) zoning district that is being requested concurrently with this application (Z-6).

The staff analysis and recommendation 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.

Planning Commission Decision

NO. OPPOSED: _____ APPROVED _____ DENIED _____ DELETED TO _____

NO. IN SUPPORT _____ MOTION BY: _____ SECONDED: _____ VOTE: _____

Names of those Opposed:

Comments:

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Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____

Board of Commissioners Decision

NO. OPPOSED: _____ APPROVED _____ DENIED _____ DELETED TO _____

NO. IN SUPPORT _____ MOTION BY: _____ SECONDED: _____ VOTE: _____

Names of those Opposed:

Comments:

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Stipulation letter from _____ dated _____
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