



Case # SLUP- 4  
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**

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Applicant: Vinings Storage, LLC

Phone: (404) 272-2518

Email: tommlinder@yahoo.com

Representative Contact: Garvis L. Sams, Jr.

Phone: (770) 422-7016

Email: gsams@slhb-law.com

Titleholder: Spring Land, LLC, Mid-America  
Apartments, L.P.

Property Location: North side of Mount  
Wilkinson Parkway, east side of Spring Hill  
Parkway, and on the west side of I-285

Address: None Assigned

Access to Property: Mount Wilkinson Parkway  
and Spring Hill Parkway

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**QUICK FACTS**

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Commission District: 2-Ott

Current Zoning: RMR (Residential Mid-Rise) and  
CRC (Community Retail Commercial)

Current use of property: Vacant

Proposed use: Climate-Controlled Self-Service  
Storage Facility

Future Land Use Designation: RAC (Regional Activity  
Center)

Site Acreage: 6.45

District: 17

Land Lot: 844

Parcel #: 69, 70

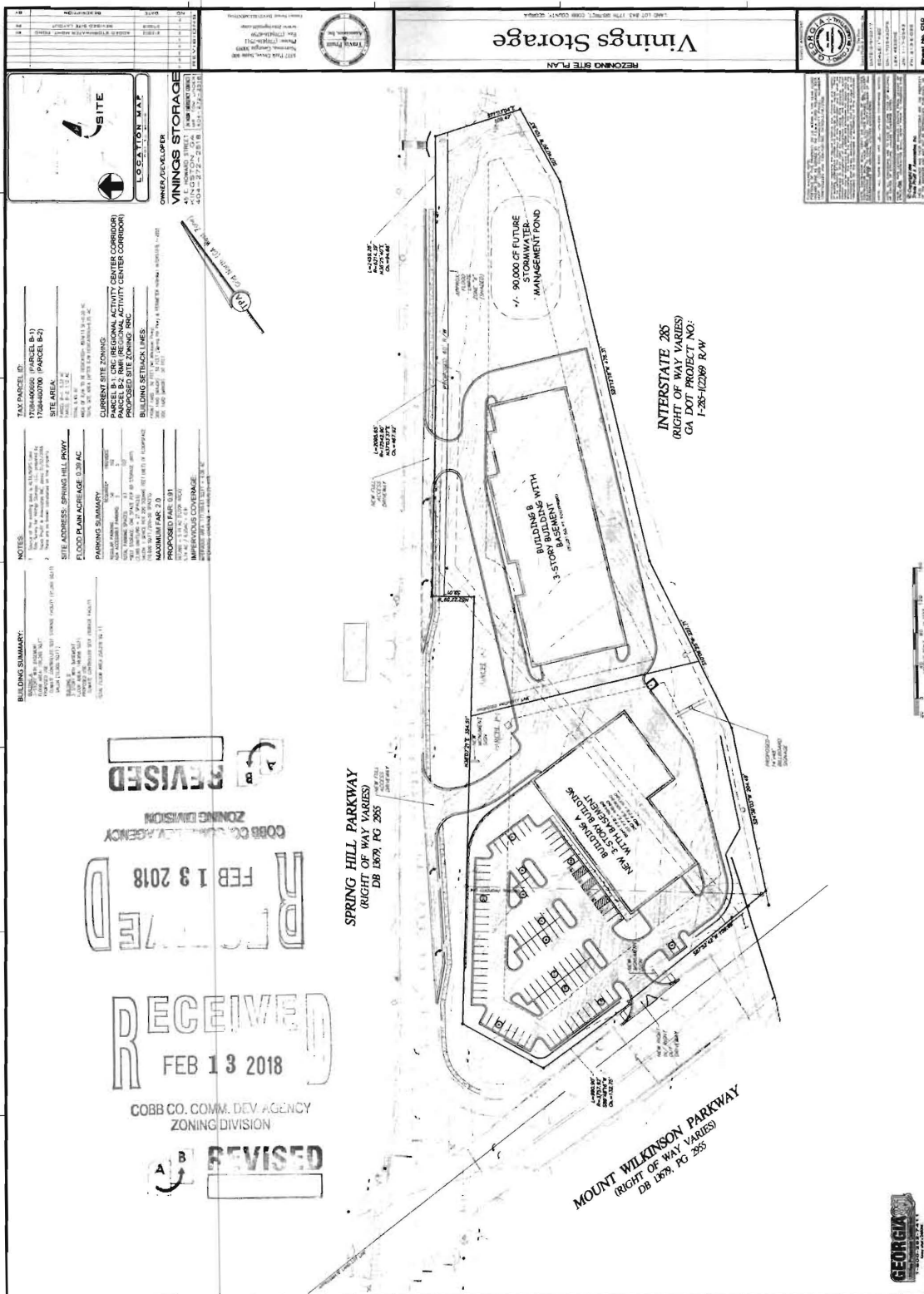
Taxes Paid: Yes

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**FINAL ZONING STAFF RECOMMENDATION:**  
(Zoning staff member: Terry Martin, MPA)

Based on the included analysis, staff recommends **APPROVAL** subject to:

1. Site plan received by the Zoning Division on February 13, 2018, with the District Commissioner approving minor modifications;
2. Landscape plan to be reviewed by the County Arborist with final approval by the District Commissioner;
3. Final building architecture to be approved by the District Commissioner;
4. Variances as outlined in the Zoning Division Comments;
5. Fire Department's comments and recommendations;
6. Sewer and Water Division's comments and recommendations;
7. Stormwater Management Division's comments and recommendations; and
8. Department of Transportation's comments and recommendations.



Vinnings Storage  
REZONING SITE PLAN

**NOTES:**

1. This plan is subject to all applicable laws, rules, regulations, and codes of the City of Atlanta.
2. There are no other conditions on this plan.

**BUILDING SUMMARY:**

1. **EXISTING BUILDING:** 120,000 SQ. FT. (120,000 SQ. FT. TOTAL AREA)

2. **PROPOSED BUILDING:** 120,000 SQ. FT. (120,000 SQ. FT. TOTAL AREA)

3. **PROPOSED PARKING:** 100 SPACES

4. **PROPOSED DRIVEWAY:** 100 FT. WIDE

5. **PROPOSED DRIVEWAY:** 100 FT. WIDE

6. **PROPOSED DRIVEWAY:** 100 FT. WIDE

7. **PROPOSED DRIVEWAY:** 100 FT. WIDE

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13. **PROPOSED DRIVEWAY:** 100 FT. WIDE

14. **PROPOSED DRIVEWAY:** 100 FT. WIDE

15. **PROPOSED DRIVEWAY:** 100 FT. WIDE

16. **PROPOSED DRIVEWAY:** 100 FT. WIDE

17. **PROPOSED DRIVEWAY:** 100 FT. WIDE

18. **PROPOSED DRIVEWAY:** 100 FT. WIDE

19. **PROPOSED DRIVEWAY:** 100 FT. WIDE

20. **PROPOSED DRIVEWAY:** 100 FT. WIDE

**TAX PARCEL ID:** 120440070 (PARCEL B-2)

**SITE AREA:** 120,000 SQ. FT. (2.77 AC)

**CURRENT SITE ZONING:** P-1 (PARKING)

**PROPOSED SITE ZONING:** P-1 (PARKING)

**BUILDING SETBACK LINES:** 10 FT. (FRONT), 10 FT. (SIDE), 10 FT. (REAR)

**OWNER/DEVELOPER:** VINNINGS STORAGE

**DATE:** 01/27/2018

**SCALE:** 1" = 100'

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**RECEIVED**  
FEB 13 2018  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

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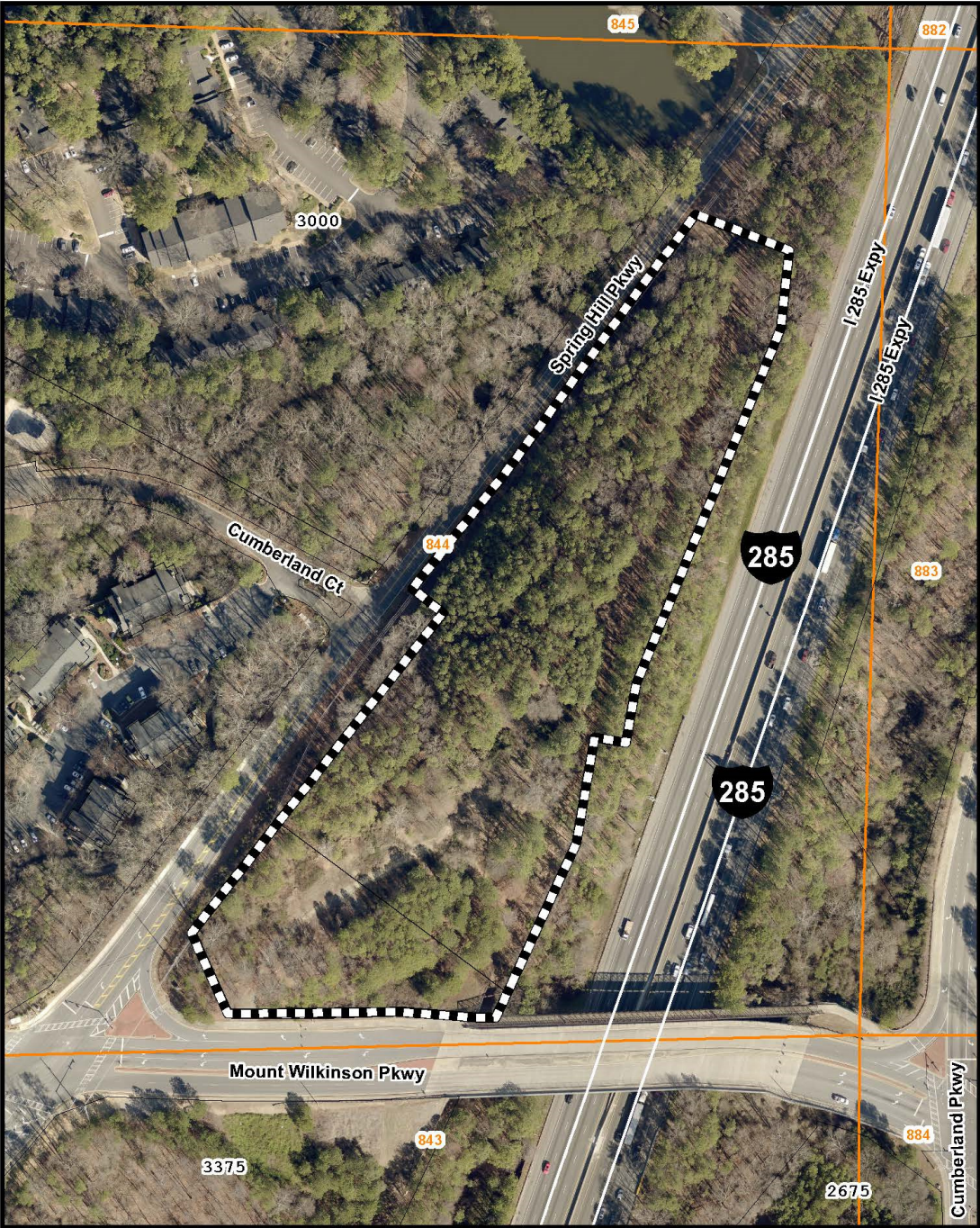
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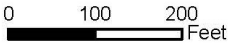






# SLUP-4 2018-Aerial Map



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



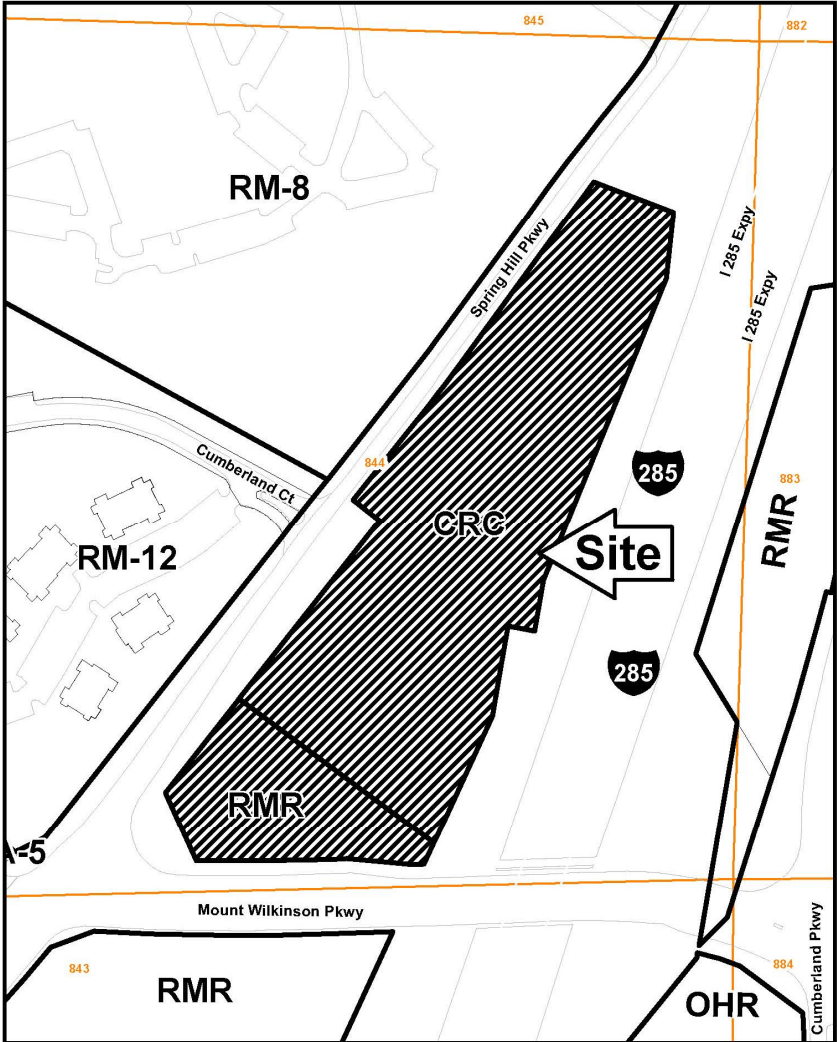
-  Zoning Boundary
-  City Boundary



North

**Zoning:** RM-12 and RM-8 (Multi-family Residential)  
**Future Land Use:** HDR (High Density Residential)

**SLUP-4 2018-GIS**



WEST

**Zoning:** RM-12 and RM-8 (Multi-family Residential)  
**Future Land Use:** HDR (High Density Residential)

EAST

**Zoning:** RMR (Residential Mid-Rise)  
**Future Land Use:** RAC (Regional Activity Center)

SOUTH

**Zoning:** RMR (Residential Mid-Rise)  
**Future Land Use:** RAC (Regional Activity Center)

## DEPARTMENT COMMENTS- Zoning Division

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### **Current zoning district for the property**

The RMR district is intended to provide for higher density residential uses (not to exceed 33 DUA) located in areas designated as regional activity centers as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990.

The CRC district is established to provide locations for retail commercial and service uses which are designed and oriented to serve several neighborhoods making up a community. Projects developed within the CRC district should be done so as compact unified centers. CRC districts should be located on properties which are 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. Additionally, the desired quadrant location will provide for planned developments and one-destination shopping and service locations to serve the community, and will minimize traffic congestion. [Click here to enter text.](#)

### **Requested zoning district for the property**

The RRC district is established to provide locations for intense retail commercial, office or mixed uses which exceed 500,000 net square feet and which are designed and oriented to serve a regional market making up a community. Projects developed within the RRC district should be done so as compact unified centers. Ideally, projects developed within the RRC district should occupy an area adjacent to or having good access to interstate highways, which is delineated within a regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990.

### **Summary of the applicant's proposal**

The applicant is requesting a Special Land Use Permit in order to develop the site for a climate controlled self-service storage facility. The proposal includes three storage buildings; the first building has a total floor area of 100,196 square feet, including 10,000 square feet set aside for a salon (retail use); the second building has a floor area of 105,600 square feet; and the third building contains 74,000 square feet. The total square footage of the development is 279,796 square feet. Proposed hours of operation will be Monday through Saturday 8:00 am to 6:00 pm and 1:00 pm to 6:00 pm on Sundays. Proposed building architecture is forthcoming and is intended to be complimentary to the area.

### **Non-residential criteria**

Proposed # of buildings: 3

Proposed # of stories: 3

Total sq. footage of development: 279,796 sq. ft.

Floor area ratio: 1.0

Square footage per acre: 43,379 sq. ft.

Required parking spaces: 77; Proposed parking spaces: 119

Acres in floodplain or wetlands: 0.39; Impervious surface shown: 70.4%

### **DEPARTMENT COMMENTS- Zoning Division (continued)**

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#### **Are there any zoning variances?**

The applicant's proposal requires the following variances:

1. Waive the major side setback from the required 50 feet to 38 feet adjacent to Spring Hill Parkway and to 25 feet adjacent to I-285.

### **DEPARTMENT COMMENTS- Fire Department**

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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)**

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No comment.

### **DEPARTMENT COMMENTS- Cemetery Preservation**

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No comment.

### **DEPARTMENT COMMENTS- School System**

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No comment.

## **DEPARTMENT COMMENTS- Stormwater Management**

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1. Flood hazard: Yes
2. Flood hazard zone: Zone X
3. Drainage Basin: Camp Bert Adams Creek
4. FEMA Designated 100-year Floodplain Flood.
5. Wetlands: No
6. Streambank buffer zone: Yes
7. County Buffer Ordinance: 50' each side of creek channel.
8. Stormwater discharges must be controlled not to exceed the capacity of the existing downstream storm drainage system.
9. Existing Lake Downstream Camp Bert Adams Lake ~2300' Additional BMP's for erosion & sediment control will be required.
10. Lake Study required to document pre- and post-development sediment levels.
11. Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s).
12. Special site conditions and/or additional comments:
  - This triangular-shaped site is located adjacent to I-285 at the northeast intersection of Mount Wilkinson and Spring Hill Parkways. The site drains to into the Camp Bert Adams Creek to the north. There is approximately 0.3 acres of floodplain at the north end of the site that is associated with the headwater pool for the creek culvert under I-285.
  - Stormwater management is proposed to be provided by multiple ponds as shown.

**DEPARTMENT COMMENTS- Planning Division**

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Comprehensive Plan Designation:  Consistent  Inconsistent

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**House Bill 489 Intergovernmental Agreement Zoning Amendment Notification**

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

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**DEPARTMENT COMMENTS- Water and Sewer**

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**Water comments:**Available at development:  YES  NOFire flow test required:  YES  NO

Size and location of existing water main(s): 12" on west side of Spring Hill Pkwy

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.

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**Sewer comments:**In the drainage basin:  YES  NOAt development:  YES  NO

Approximate distance to nearest sewer: On site

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

Treatment plant: R. L. Sutton

Plant capacity:  Yes  NOLine capacity:  YES  NOProjected plant availability:  0-5 years  5-10 years  over 10 years

**DEPARTMENT COMMENTS- Water and Sewer (Continued)**

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- 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

\*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.

Additional sewer comments: Recorded sewer easement allows for buildings over the “tunnel” portion (Buildings A and B area). However, the extent of the tunnel is currently unclear and may affect building placement.

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**

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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 east side of Spring Hill Parkway, a minimum of 40' from the roadway centerline.

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

Recommend no access to Mount Wilkinson Parkway.

Recommend southernmost entrance on Spring Hill Parkway be restricted to right-in/ right-out.

Recommend a traffic study. The traffic study assumptions (such as traffic count locations, trip generation, trip distribution and required scope of study) should be discussed with Cobb DOT prior to beginning the study.

Recommend curb, gutter, and sidewalk along the Spring Hill Parkway frontage and to retain existing trail, curb and gutter along the Mt. Wilkinson Parkway frontage.

This project may conflict with a GDOT project for the I-285 managed lane system. Recommend coordination with GDOT before proceeding with site plan design.

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

STAFF ANALYSIS

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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.**

The site, uniquely situated in an area bounded by three major roadways, will not have any significant adverse effect on the area in the immediate vicinity.

**(2) Whether or not the use is otherwise compatible with the neighborhood.**

The property is located within the RAC (Regional Activity Center) future land use category and within an area with intense residential, office, and commercial uses.

**(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.**

The property's location, as previously described, will ensure that 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.**

It is staff's opinion that property values of surrounding property will not be adversely affected.

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

More than adequate parking is provided on the proposed site plan.

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

The applicant's proposal takes advantage of the site while providing surplus parking and requiring only minor setback variances.

**(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 proposed use is appropriate for this area which lies within the RAC future land use category and the existing CRC district already on the majority of the property.

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

The hours of operation will be appropriate for the proposed use.

**(10) Whether or not adequate controls and limits are placed on commercial and business deliveries.**

Deliveries to the property will not adversely impact adjacent commercial uses.

STAFF ANALYSIS (continued)

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

Landscaping will be provided as per a plan to be reviewed and approved by the County Arborist and District Commissioner.

**(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 and 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.**

All concerns specific to climate controlled self-service storage facilities regarding parking, landscaping, and architectural style will adhere to the Code's requirements with landscaping and building architecture to be approved by the District Commissioner. Too, the buildings are proposed to be three stories but will be no taller than surrounding buildings in the area.

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

Landscape plans and building elevations will be submitted prior to permitting for Commissioner's approval.

**(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 use is appropriate for the property's location and provides a reasonable use for the uniquely situated property. Companion case Z-16, seeking to rezone the entire property to the RRC, will result in an appropriate zoning category as well.

**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 \_\_\_\_\_

**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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