



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-6

Public Hearing Dates:

PC: 03-06-18

BOC: 03-20-18

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: South side of Chastain Road,
east of the I-575 ramp.

Address: 325 Chastain Road

Access to Property: Chastain Road

QUICK FACTS

Commission District: 3-Birrell

Current Zoning: GC (General Commercial) with
Stipulations

Current use of property: Vacant convenience store
with fuel sales

Proposed Zoning: GC (General Commercial) with
Stipulations

Proposed use: Climate-controlled self-storage

Future Land Use Designation: CAC (Community
Activity Center)

Site Acreage: 1.28 ac

District: 16

Land Lot: 364

Parcel #: 51

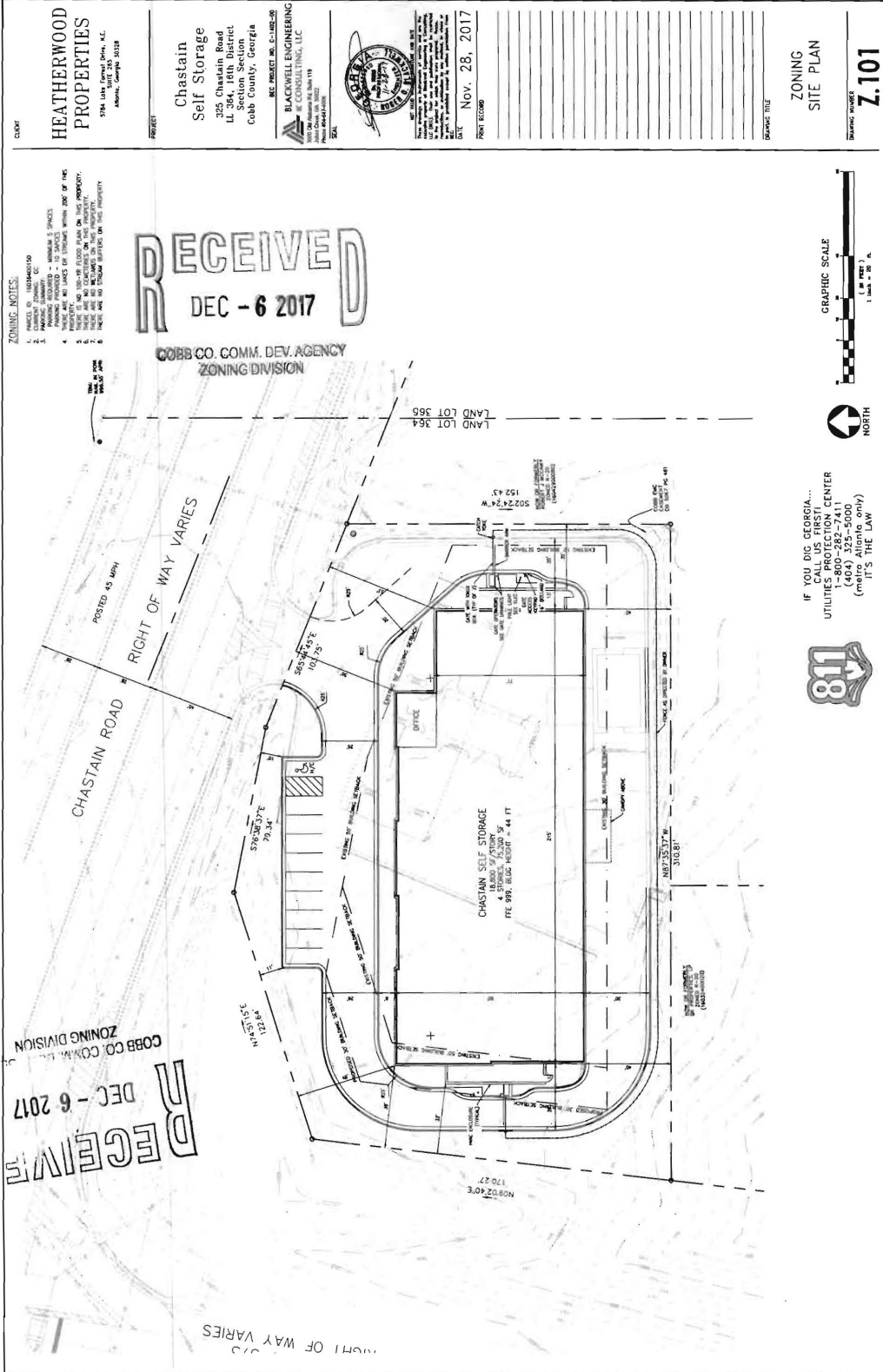
Taxes Paid: Yes

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 DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE.
2. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE SUBDIVISION ACT.
3. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PLANNING AND ZONING COMMISSION'S RECOMMENDATIONS.
4. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA'S ZONING ORDINANCE.
5. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA'S SUBDIVISION ACT.
6. ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE CITY OF ATLANTA'S PLANNING AND ZONING COMMISSION'S RECOMMENDATIONS.

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 DEC - 6 2017

COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

RECEIVED
 DEC - 6 2017

COBB CO. COMM. DEV. AGENCY
 ZONING DIVISION

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

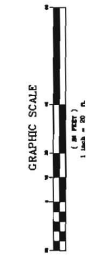
Chastain Self Storage
 325 Chastain Road
 LL 364, 16th District
 Section Section
 Cobb County, Georgia

REG. PROJECT NO. C-1482-09
BLACKWELL ENGINEERING & CONSULTING, LLC
 3000 Old Atlanta Rd. Ste 119
 Marietta, Georgia 30066
 Phone: 770-426-1111
 Fax: 770-426-1112
 www.blackwell-engineering.com



DATE: Nov. 28, 2017
 PRINT RECORD

ZONING SITE PLAN
 DRAWING NUMBER: **Z.101**



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 (em)IT'S THE LAW



Z-6 2018-Aerial Map



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

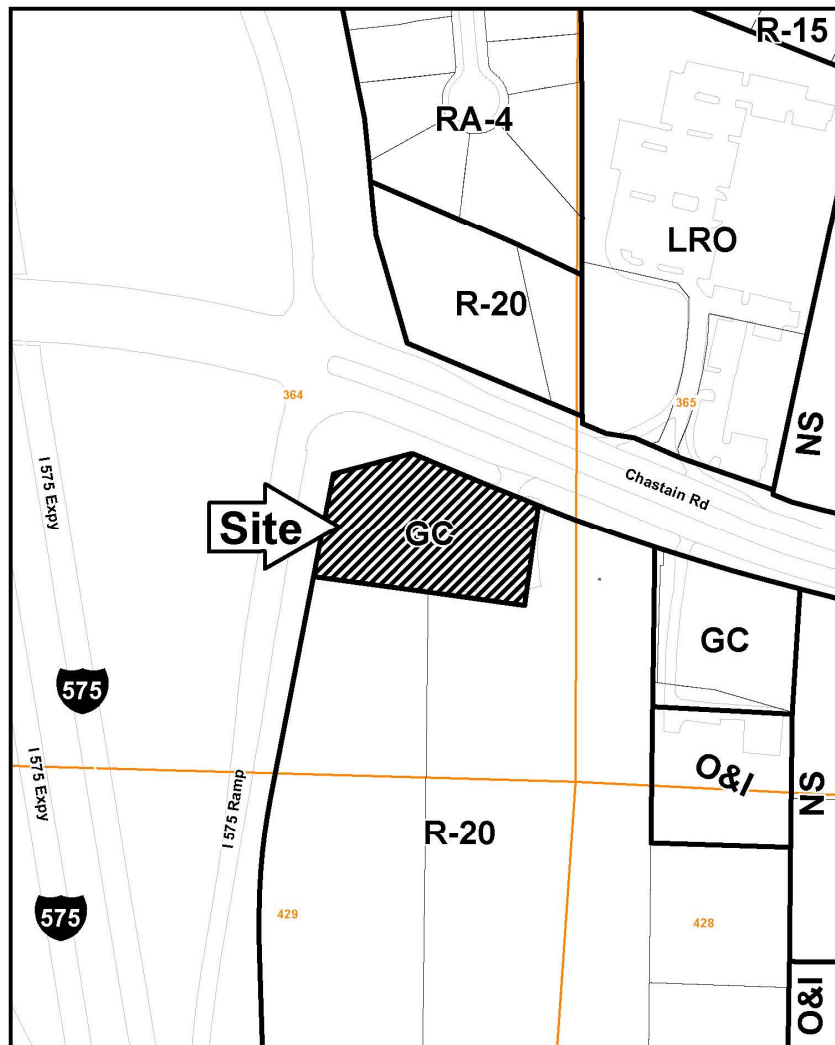
0 100 200 Feet

Land Lot
City Boundary

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

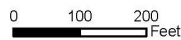
Z-6 2018-GIS

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)

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City Boundary
Zoning Boundary

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

DEPARTMENT COMMENTS- Zoning Division

Current and proposed 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.

Summary of the applicant's proposal

Applicant is proposing to rezone the property to the same GC category in order to maintain the GC zoning, but change conditions of a previous zoning case. The proposed use will be a 75,200 square-foot, four story climate-controlled self-service storage facility. Contemporaneously filed herewith for inclusion on this agenda, applicant has filed for a Special Land Use Permit (SLUP-1) that is required for this use. The proposed building will be as shown on the attached renderings. The applicant has indicated that the hours of operation will be normal self-storage business hours.

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

Required parking spaces: Minimum of five spaces

Proposed parking spaces: 10

Acres in floodplain or wetlands: 0

Impervious surface shown: 74.8%

DEPARTMENT COMMENTS- Zoning Division (Continued)

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

IFC 510- EMERGENCY RESPONDER RADIO COVERAGE. New buildings are required to provide radio coverage for emergency responders per the International Fire Code. Testing is required by a third party and when deemed necessary amplification systems are required before the building will be issued a certificate of occupancy. This message is to serve as an early notification to owners and developers for budgeting purposes.

DEPARTMENT COMMENTS- Site Plan Review (County Arborist)

No comment.

DEPARTMENT COMMENTS- Cemetery Preservation

No comment.

DEPARTMENT COMMENTS- School System

Approval of this petition will not have an impact on the enrollment.

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

Cobb 2040 Comprehensive Plan: The parcel is within a Community Activity Center (CAC) future land use category. The purpose of the CAC category is to provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores.

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

Specific Area Policy Guidelines: "In recognition of the existing zoning and future uses along Chastain Meadows Parkway and in an effort to protect environmentally sensitive properties around Noonday Creek and the county's proposed regional detention facility on Chastain Meadows Parkway, the Board of Commissioners has established a CAC along Chastain Meadows Parkway. This CAC is located in Land Lots 427, 428, 437, 438, 499, 500, 509, 510, 511, 570, 571, 572, 581, 582 and 583 of the 16th District. Because of the Community Activity Center's proximity to Noonday Creek, a proposed county regional detention facility and established/newly developed residential communities along Bells Ferry Road and Chastain Road, the Board of Commissioners will only consider office and distribution type uses along Chastain Meadows Parkway, north and east of the county's proposed regional detention facility in Land Lots 437, 438, 499, 500, 509, 510, 511 and 570 of the 16th District. In Land Lots 427 and 428 of the 16th District, the Board of Commissioners will only consider office type uses."

Yes No

Masterplan/ Corridor Study Yes No

Design guidelines area? Yes No

Does the proposal plan comply with the design requirements? Yes No N/A

Is the property within an Opportunity Zone? Yes No

(The Opportunity Zone is an incentive that provides \$3,500 tax credit per job in eligible areas if two or more jobs are being created. This incentive is for new or existing businesses)

Is the property within an Enterprise Zone? Yes No

(The Enterprise Zone is an incentive that provides tax abatements and other economic incentives for qualifying businesses locating or expanding within designated areas for new jobs and capital investment)

(Planning comments continued on the next page)

DEPARTMENT COMMENTS- Planning Division (continued)

Is the property eligible for incentives through the Commercial and Industrial Property Rehabilitation Program?

Yes No

(The Commercial and Industrial Property Rehabilitation Program is an incentive that provides a reduction in ad valorem property taxes for qualifying redevelopment in eligible areas)

Note: For more information on incentives, please call the Community Development Agency- Planning Division at 770-528-2018 or find information online at <http://economic.cobbcountyga.gov>.

Special District

Is this property within the Cumberland Special District #1 (hotel/motel fee)?

Yes No

Is this property within the Cumberland Special District #2 (ad valorem tax)?

Yes No

Is this property within the Six Flags Special Service District?

Yes No

Dobbins Air Reserve Base Zones

Is the property within the Dobbins Airfield Safety Zone?

Yes No

Is the property within the Clear Zone (CZ)?

Yes No

Is the property within the Accident Potential Zone (APZ I)?

Yes No

Is the property within the Accident Potential Zone II (APZ II)?

Yes No

Is the property within the Bird/Wildlife Air Strike Hazard Area (BASH)?

Yes No

Historic Preservation

After consulting various county historic resources surveys, historic maps, archaeology surveys and Civil War trench location maps, staff finds that no known significant historic resources appear to be affected by this application.

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 Road.

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: Opposite side of Sandy Plains Road ROW

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

Roadway	Roadway classification	Speed Limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Chastain Road	Arterial	45	Cobb County	100'

Roadway	Location	Average daily trips	Level of service
Chastain Road	West of Chastain Meadows Parkway	19,500	C

Based on 2016 AADT counting data taken by GDOT, as published on their website, for Chastain Road.

Planning Level of Service based on available Average Daily Trips using GRTA guideline thresholds. Classification thresholds for LOS A and LOS B are not available for local roads from this data source.

LOS C or D is acceptable based on GDOT Design Policy Manual criteria.

Comments and observations

Chastain Road is classified as an arterial roadway and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

Recommendations

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

Per section 134-122 of the Official Code of Cobb County, below is a written zoning analysis relating to the following (question in bold; the answer is not bolded):

A. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

It is Staff's opinion that the applicant's rezoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The area contains a mixture of single-family residential, institutional, office, retail, mixed-use, senior living and multi-family uses.

B. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

It is Staff's opinion that the applicant's rezoning proposal will not have an adverse effect on the usability of adjacent or nearby properties. The property has been vacant for several years and has taken remedial steps to correct EPA issues.

C. Whether the zoning proposal will result in a use which will or could cause an excessive burdensome use of existing streets, transportation facilities, utilities, or schools;

The proposed climate-controlled self-service storage facility will have less of an impact than other uses that could be placed on this property. The previous zoning case had stipulations specific for the former use that will need to be changed for new development to take place.

D. Whether the zoning proposal is in conformity with the policies and intent of the comprehensive plan;

It is Staff's opinion that the applicant's requested General Commercial (GC) zoning is consistent with the *Cobb County Comprehensive Plan*, which delineates this property as being within the Community Activity Center (CAC) future land use category. The proposed climate-controlled self-service storage facility is a permitted use in the GC zoning district, with the approval of the concurrent Special Land Use Permit (SLUP-1) that is part of this rezoning cycle.

(CONTINUED ON FOLLOWING PAGE)

STAFF ANALYSIS (Continued)

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal;

The applicant's requested GC zoning is compatible with the CAC future land use category. The property was previously rezoned to GC, but with stipulations that limit the use of the property as it is currently developed. The applicant proposes a different use that is also permitted in GC and is less intense than the previous use on the property.

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.

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 _____
Stipulation letter from _____ dated _____
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