



Case # Z- 16  
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

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**SITE BACKGROUND**

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**

Commission District: 2-Ott

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

Current use of property: Vacant

Proposed Zoning: RRC (Regional Retail Commercial)

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

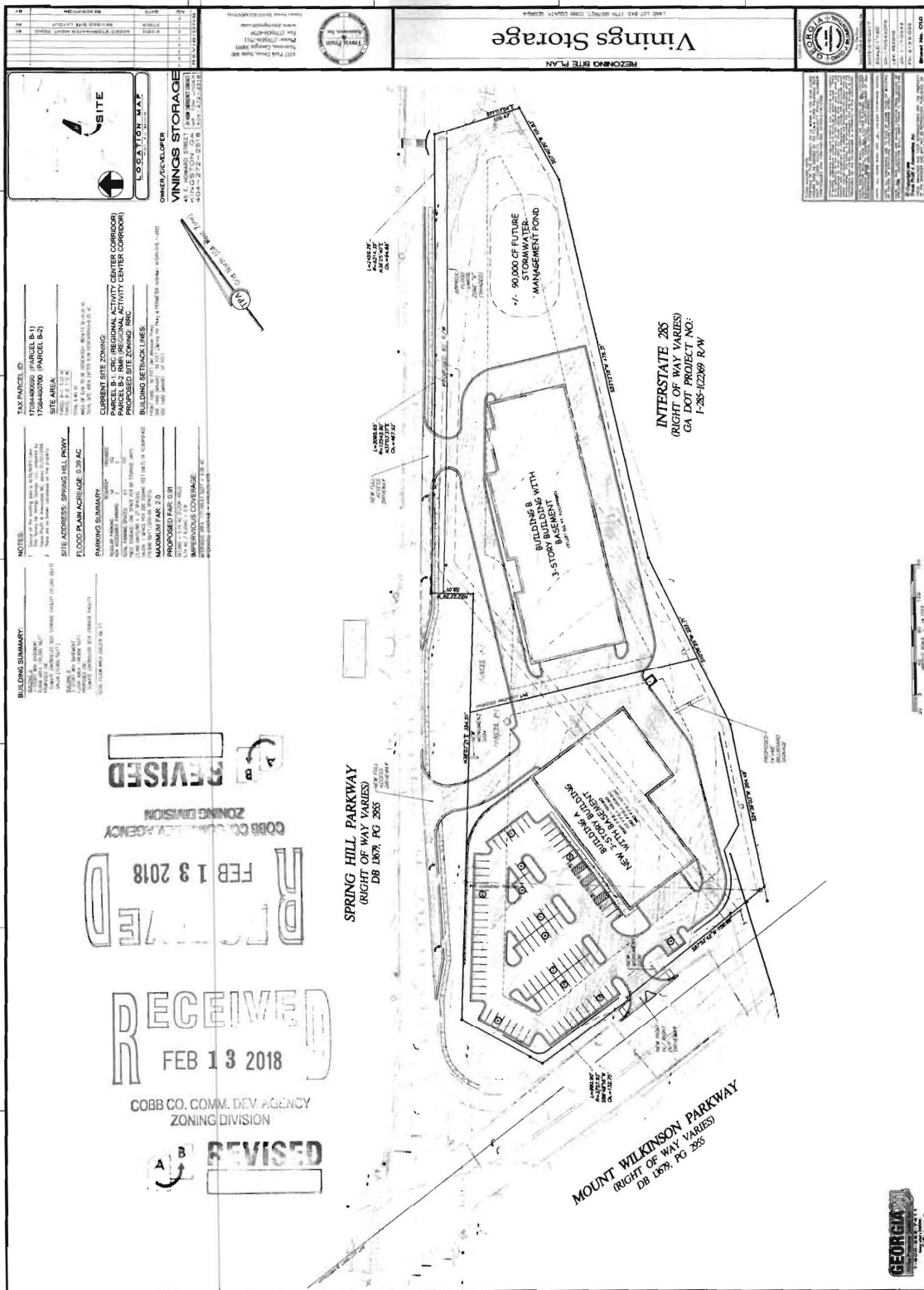
Taxes Paid: Yes

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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 December 11, 2017 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.



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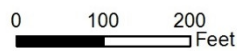
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# Z-16 2018-Aerial Map



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

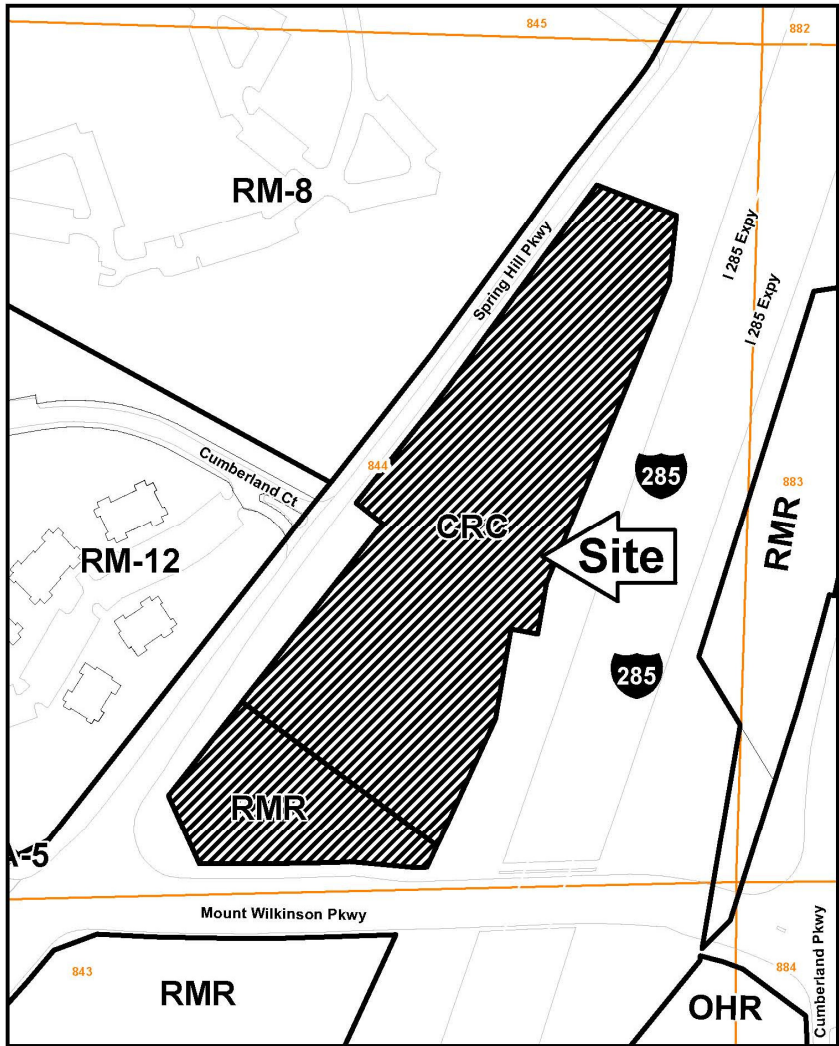


- Land Lot
- City Boundary

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

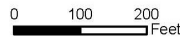
**Z-16 2018-GIS**

**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)

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City Boundary  
Zoning Boundary

**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.

### 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 rezoning from the existing RMR (Residential Mid-Rise District) and CRC (Community Retail Commercial District) in order to develop the site for a climate controlled self-service storage facility as well as ancillary retail use. 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 square footage: 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?**

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

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## 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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**Cobb 2040 Comprehensive Plan:** The parcel is within a Regional Activity Center (RAC) future land use category with a High Density Residential (hdr) subcategory. The purpose of the RAC category is to provide for areas that can support high-intensity development, which serves a regional market. Typical land uses in these areas include high-rise office buildings, regional malls and varying densities of residential development. The hdr subcategory provides areas that are suitable for low-rise, high-density housing and mixed-use developments. Mid- or high-rise residential/mixed use developments are also appropriate in this category. This shall include developments in excess of four (4) stories per structure. Because of the unique, urban characteristics of RACs, building height and density shall be reviewed on a case-by-case basis.

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 of Smyrna notified?  Yes  No

Specific Area Policy Guidelines:  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)*

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)*

(Planning comments continued on the next page)

**Note: For more information on incentives, please call the Community Development Agency- Planning Division at 770-528-2018 or find information online at [www.cobbcounty.org/econdev](http://www.cobbcounty.org/econdev).**

**DEPARTMENT COMMENTS- Planning Division** (continued)

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**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

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**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

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**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): 12" on west side of Spring Hill Parkway.

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: Along frontage in Beech Haven Trail.

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

Treatment plant: R.L. Sutton

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

\*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

Roadway	Roadway classification	Speed limit (MPH)	Jurisdictional control	Min. R.O.W. requirements
Spring Hill Parkway	Major Collector	30	Cobb County	80'
Mount Wilkinson Parkway	Minor Collector	25	Cobb County	60'

Roadway	Location	Average daily trips	Level of service
Spring Hill Parkway	South of Mount Wilkinson Parkway	11,650	C
Mount Wilkinson Parkway	East of Spring Hill Parkway	7,350	C

*Based on 2017 traffic counting data taken by Cobb County DOT for Spring Hill Parkway.*

*Based on 2017 traffic counting data taken by Cobb County DOT for Mount Wilkinson Parkway.*

*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

Spring Hill Parkway is classified as a major collector roadway and according to the available information the existing right-of-way does not meet the minimum requirements for this classification.

Mount Wilkinson Parkway is classified as a minor collector roadway and according to the available information the existing right-of-way does meet the minimum requirements for this classification.

The proposed entrance on Mount Wilkinson Parkway will obstruct the Silver Comet Trail. Recommend this entrance be removed.

### Recommendations

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.

## **DEPARTMENT COMMENTS- Transportation (Continued)**

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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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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 bold):

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

The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. The proposed buildings at three stories each will be no taller than those in the surrounding area and will be styled in an architecture that is complimentary to the nearby uses.

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

The zoning proposal will not adversely affect the use or usability of the adjacent or nearby property. The applicant's proposal would be compatible with other uses in the area.

**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;**

It is Staff's opinion that the applicant's rezoning proposal will not result in a use which would cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. This opinion can be supported by the departmental comments contained in this analysis.

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

The zoning proposal is in conformity with the policies and intent of the comprehensive plan which delineates the property to be within the RAC (Regional Activity Center) future land use category. This category seeks to encourage a high intensity of development including high-rise office buildings, regional malls and varying densities of residential development.

**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;**

It is Staff's opinion that there are existing and changing conditions affecting the use and development of the property which give supporting grounds for approving the applicant's rezoning proposal. The request to develop the property for three buildings, each at three stories, for the use of climate controlled self-service storage facility is suitable in light of the surrounding development. The property's unique location and the ability to create aesthetically pleasing buildings will compliment other properties in the vicinity. The site plan presented conforms to nearly all requirements of the RRC district as well those guidelines set out specifically for this type of use requiring only minor setback variances necessitated by the shape of the property.

**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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