



Case # SLUP-2
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: 3103 ND, LLC

Phone: (770) 242-7878

Email: kmpark@inoknoll.com

Representative Contact: Michele Battle

Phone: (404) 601-7616

Email: mlb@battlelawpc.com

Titleholder: : John Douglas Howser and Robert David Howser, III

Property Location: West side of Oakdale Road, east side of South Cobb Drive

Address: 4780 Oakdale Road

Access to Property: South Cobb Drive

FINAL ZONING STAFF RECOMMENDATION:
(Zoning staff member: Jason A. Campbell)

QUICK FACTS

Commission District: 2-Ott

Current Zoning: R-20 (Single-family Residential)

Current use of property: Single-family house

Proposed use: Self-Storage and Office/Retail

Future Land Use Designation: NAC (Neighborhood Activity Center)

Site Acreage: 2.497

District: 17

Land Lot: 690,691,750,751

Parcel #: 12

Taxes Paid: Yes

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 maximum height allowed under NRC from 35 feet to 48 feet;
3. Fire Department comments and recommendations;
4. Planning Division comments and recommendations;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations; and
7. Department of Transportation comments and recommendations.

**WESTBROOK
ENGINEERING**
10700 Ashboro Bridge Rd.
Suwanee, GA 30088
Office: (770) 753-0597
Fax: (770) 753-0356
Contact Person: Patrick Sullivan

**OAKDALE ROAD
DEVELOPMENT**

Cascade Road District 17
Landerhill, GA 30142
Cobb County, GA

COUNTY PERM NO: 120117

CURRENT ISSUED DATE: 12/01/17

ISSUED FOR: ZONING

SITE PLAN

C-1

NOTES:

- THERE ARE NO WETLANDS LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO STATE WATERS OR BUFFERS LOCATED ON THIS SITE.
- THERE ARE NO STATE WATERS WITHIN 200 FEET OF THIS SITE OR BUILDING OVERHANDS PROPOSED.
- PROPOSED EXISTING AND PROPOSED NEW DRIVEWAY/OFFICE STORAGE BUILDING IS TO BE SPANNLED.
- RETAIL BUILDING HEIGHT IS 48 FEET.
- SITE LIGHTING IS NOT INCLUDED IN THE SCOPE OF WORK FOR THIS PROJECT AND ADDITIONAL SITE LIGHTING POLES ARE TO BE CONSTRUCTED.

SIGHT DISTANCE CERTIFICATION

The Georgia Department of Transportation (DOT) has been notified of this project and the project will be subject to their review and approval. The project will be subject to their review and approval.

GENERAL NOTES:

- PERMITS:
 - STATE, LOCAL, FEDERAL
 - STATE, LOCAL, FEDERAL
 - STATE, LOCAL, FEDERAL
 - STATE, LOCAL, FEDERAL
 - STATE, LOCAL, FEDERAL
 - STATE, LOCAL, FEDERAL
 - STATE, LOCAL, FEDERAL
- DEVELOPER: [Name]
- OWNER: [Name]
- DATE: [Date]
- SCALE: [Scale]
- SURVEY: [Details]
- REVISIONS: [List]

IMPERVIOUS AREA:

PERMITS: [List]

PERCENTAGE OF IMPERVIOUS AREA FOR THE SITE: [Value]

NRC ZONING REQUIREMENTS:

MINIMUM LOT AREA: [Value]

MINIMUM LOT WIDTH: [Value]

MINIMUM FRONT YARD SETBACK: [Value]

MINIMUM SIDE YARD SETBACK: [Value]

MINIMUM REAR YARD SETBACK: [Value]

MINIMUM STREET FRONT SETBACK: [Value]

MINIMUM SIDE STREET FRONT SETBACK: [Value]

MINIMUM CORNER SETBACK: [Value]

LOT REQUIREMENTS (NRC):

MINIMUM LOT AREA: [Value]

MINIMUM LOT WIDTH: [Value]

MINIMUM FRONT YARD SETBACK: [Value]

MINIMUM SIDE YARD SETBACK: [Value]

MINIMUM REAR YARD SETBACK: [Value]

MINIMUM STREET FRONT SETBACK: [Value]

MINIMUM SIDE STREET FRONT SETBACK: [Value]

MINIMUM CORNER SETBACK: [Value]

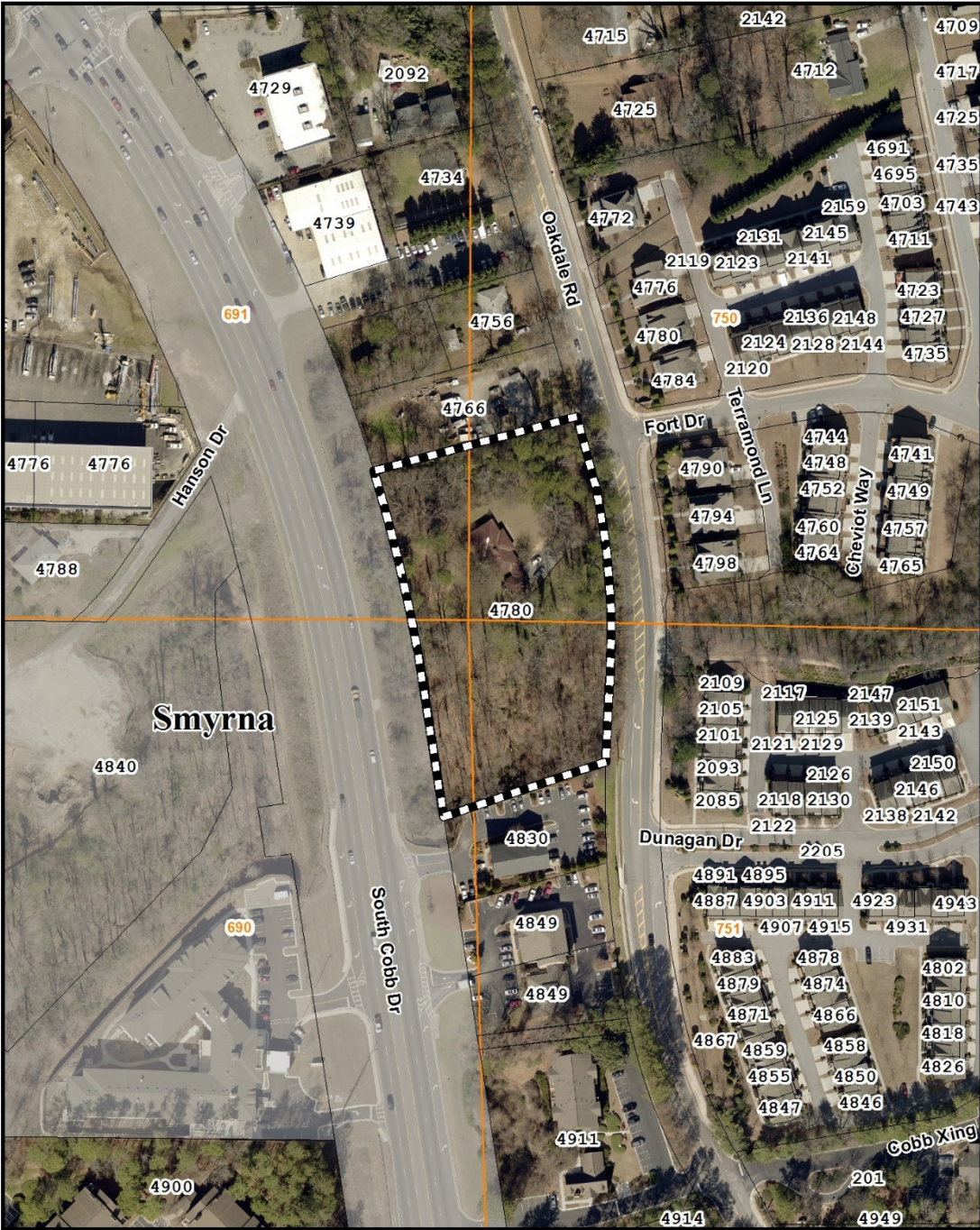
ADDITIONAL ZONING NOTES:

THE PROPERTY IS ZONED [Zoning Code] AND THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE ZONING REGULATIONS. THE PROPOSED DEVELOPMENT WILL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION.

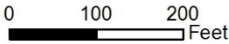
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**COBB CO. COMM. DEV. AGENCY
ZONING DIVISION**

SLUP-2 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

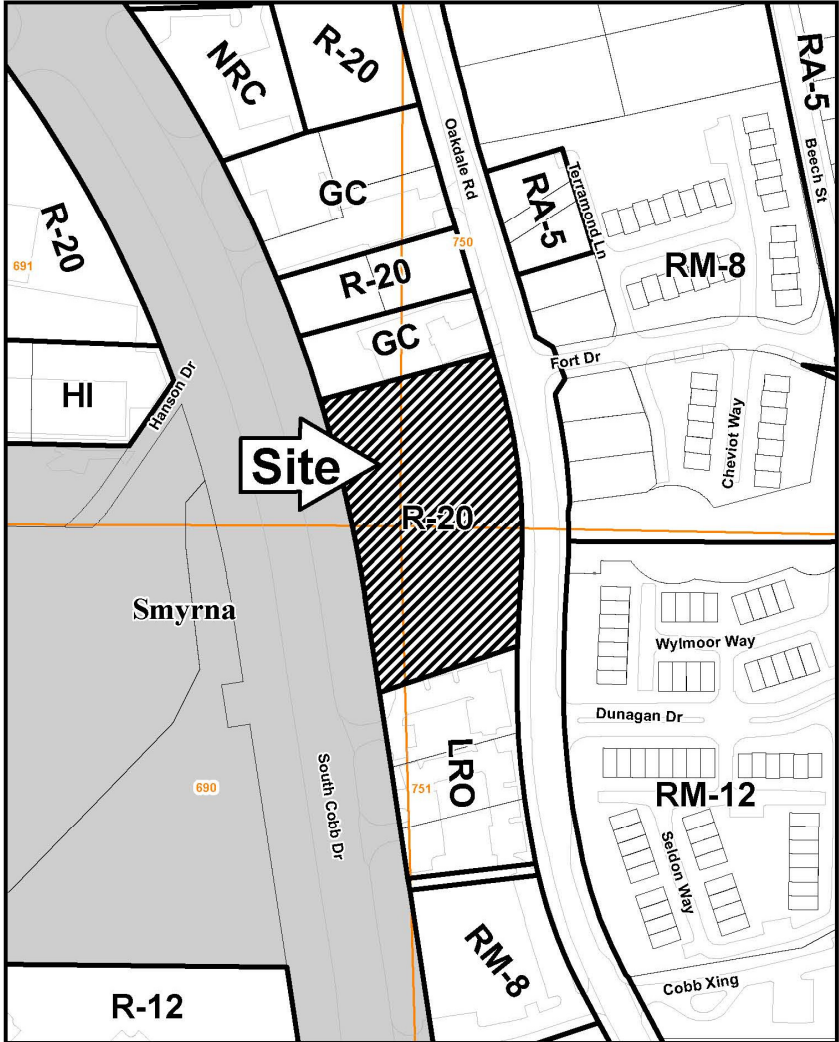
North

Zoning: GC (General Commercial)
Future Land Use: NAC (Neighborhood Activity Center)

SLUP-2 2018-GIS

WEST

Zoning: City of Smyrna
Future Land Use: City of Smyrna

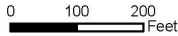


EAST

Zoning: RM-8
 Multi-family Residential

Future Land Use: MDR
 (Medium Density Residential)

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City Boundary
 Zoning Boundary

SOUTH

Zoning: LRO (Low Rise Office)
Future Land Use: NAC (Neighborhood Activity Center)

DEPARTMENT COMMENTS- Zoning Division

Current zoning district for the property

The R-20 district is established to provide locations for single-family residential uses or residentially compatible institutional and recreational uses which are within or on the edge of properties delineated for any residential category as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. When residentially compatible institutional and recreational uses are developed within the R-20 district, they should be designed and built to ensure intensity and density compatibility with adjacent single-family detached dwellings and otherwise to implement the stated purpose and intent of this chapter.

Requested zoning district for the property

The NRC district is established to provide locations for convenience shopping facilities which are on properties delineated within a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. These convenience shopping facilities should have retail commercial uses that have a neighborhood-oriented market and which supply necessities that usually require frequent purchasing with a minimum of consumer travel. Areas zoned for the NRC district should be located at or near an intersection within the center of a neighborhood activity center as opposed to the edge of a neighborhood activity center. The NRC district may also be used to provide step-down nodal zoning away from more intensive commercial uses within a community activity center or a regional activity center. The scope at which properties are developed within the NRC district should reflect their relatively small neighborhood service area. Additionally, properties developed within the NRC district should be architecturally compatible with other nonresidential uses permitted within a neighborhood activity center as defined by the comprehensive plan and the neighborhood residences they serve.

Summary of the applicant's proposal

The applicant is requesting a Special Land Use Permit (SLUP) for the purpose of a climate-controlled self-service storage facility. The storage facility will be a four-story, 93,200 square-foot building. The proposed hours of operation will be from 6 a.m. until 10 p.m. The proposed architecture will be EIFS stucco, with brick and/or stone accents. The applicant has provided the attached photos and renderings of the proposed building.

Non-residential criteria

Proposed # of buildings: One for the proposed storage facility

Proposed # of stories: 4

Total sq. footage of development:

Floor area ratio: 0.947 (Overall)

Square footage per acre: 41,289 (Overall)

Required parking spaces: Minimum of 5

Proposed parking spaces: 5

Acres in floodplain or wetlands: 0

Impervious surface shown: 59%

Are there any zoning variances?

Yes. The proposed site plan will require a contemporaneous variance to waive the height of the storage facility from the maximum allowed for NRC (35 feet) to 48 feet.

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 Nickajack 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. Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s).
8. This site is located between Oakdale Road and South Cobb Drive. The entire site drains to the west into and through the South Cobb Drive right-of-way via two existing storm drains.
9. Stormwater management will be provided by an underground system that must be tied directly to the existing downstream infrastructure.

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): 8" on east side of South Cobb Drive.

Additional water comments: Also, 8" water main on west side of Oakdale Rd.

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 on other side of South Cobb Drive ROW

Estimated waste generation (in G.P.D.): Average daily flow = 556; Peak flow = 1,390

Treatment plant: South Cobb

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

Public sewer also 215' E in Fort Drive ROW

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 curb, gutter, and sidewalk along the South Cobb Drive frontage.

Recommend curb, gutter, and sidewalk along the Oakdale Road frontage.

Recommend a deceleration lane on South Cobb Drive for the entrance.

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

Recommend no access easement along Oakdale Road frontage.

Recommend a FAA study.

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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 decrease the amount of traffic that could be caused by other permitted retail uses.
- (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 development of adjacent and nearby properties. The proposed building will require a variance to waive the allowed height of 35 feet, for the concurrently requested Neighborhood Retail Commercial (NRC) zoning district (Z-7), to 48 feet.
- (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 proposal with ingress and egress from South Cobb Drive.
- (5) **Whether or not property values of surrounding property will be adversely affected.**
The use should not adversely affect property values of surrounding property.
- (6) **Whether or not adequate provisions are made for parking and traffic considerations.**
There are adequate provisions for parking and traffic considerations. The proposed plan will meet the minimum parking requirements as required by county code.
- (7) **Whether or not the site or intensity of the use is appropriate.**
The applicant's site is appropriate for this use. This use will provide a step down in intensity from other retail uses that could be permitted.
- (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 use in this area. The site is situated in an area having residential, office, retail and industrial uses.

STAFF ANALYSIS (continued)

- (9) Whether or not adequate provisions are made regarding hours of operation.**
The proposed hours of operation will be from 6 a.m. until 10 p.m. for customer access.
- (10) Whether or not adequate controls and limits are placed on commercial and business deliveries.**
Deliveries should be limited to normal office hours only.
- (11) Whether or not adequate landscape plans are incorporated to ensure appropriate transition.**
The applicant will need to provide a landscape plan for approval during the Plan Review process and 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 properties.
- (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.**
It is Staff's opinion that the applicant's proposal meets the minimum standards that shall apply to freestanding climate-controlled self-service storage facilities, subject to the approval of the companion zoning case (Z-7) and its stipulations. The proposed site plan will require a waiver of the maximum height for NRC from 35 feet to 48 feet.
- (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.
- (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 applicant has provided sufficient information that demonstrates the proposal's compliance with all applicable requirements.

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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