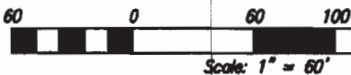


SLUP-4
(2016)



VETERANS MEMORIAL HIGHWAY
80' R/W

R-1542.38' A-148.92'
N80° 48' 03"E C-148.86'

OLD POWDER
SPRINGS ROAD
50' R/W
S89° 16' 37"E -192.70'

L.P.F.

POWELL DRIVE
50' R/W

R-2809.01' A-297.16'
N80° 48' 03"E C-297.02'

DEC - 3 2015

N/F
HILSWEPOW, LLC
TAX I.D. #18003400010
ZONED: PSC

BLDG. FOOTPRINT - 30,220 SQ. FT.

ELEVATED WALKWAY
ASPHALT
TRANS. PAD

S88° 48' 56"W 199.85'

N/F
380 ALLEN STREET, LLC
TAX I.D. #18003400090
ZONED: LI

PROPERTY ZONED: PSC (PLANNED SHOPPING CENTER)
R-20

BUILDING SETBACK LINES FOR PSC
FRONT - 100 FEET
SIDE (MAJOR) - 50 FEET
SIDE (MINOR) - 50 FEET
REAR - 50 FEET

MINIMUM LOT SIZE - 200,000 SQ. FT.
MINIMUM LOT WIDTH AT BUILDING LINE - 200 FEET
MINIMUM PUBLIC ROAD FRONTAGE - 100 FEET

BUILDING SETBACK LINES FOR R-20
FRONT - 35 FEET
SIDE - 10 FEET
REAR - 35 FEET

TOTAL AREA - 131,566 SQ. FT. or 3.0203 ACRES

MAXIMUM BUILDING HEIGHT - 75 FEET
(NO MORE THAN SIX STORIES)

N/F
WILLIE A. POSTON, JR.
TAX I.D. #18003400100
ZONED: NRC

N/F
VERNON M. BROOKS
TAX I.D. #18003400120
ZONED: R-20

N/F
JUAN OLVERA
TAX I.D. #18003400130
ZONED: R-20

N/F
BOBBY GENE & PATSY FAYE HALL
TAX I.D. #18003400210
ZONED: R-20

APPROX. ZONING LINE
PER E.A.S.

CELL
TOWER

N/F
HILSWEPOW, LLC
TAX I.D. #18003400010
ZONED: R-20



FLOOD STATEMENT
THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD
HAZARD AREA ACCORDING TO F.I.R.M. PANEL #13067C0203 H
LAST REVISED ON MARCH 4, 2013.

SURVEY OF

SURVEYED REG. CS
CALCULATED REG. RAM
DRAWN VETERANS MEMORIAL
DWG. NAME 1.391
DATE NOV. 30, 2015

SITE WORKS
SURVEYS & PLANNING
4780 ASHFORD DUNWOODY ROAD
SUITE 540-208
ATLANTA, GEORGIA 30328
PHONE: 770-396-6011
e-mail: gudgersurveying@bellsouth.net

RONALD E. GUDGER, LS
404-731-8898

HILLTOP SHOPPING CENTER
1391 VETERANS MEMORIAL HIGHWAY
L.L. 34, DISTRICT 18, SECT. 2
CITY OF ATLANTA
COBB COUNTY, GEORGIA

APPLICANT: Manouchehr Jahangard
PHONE#: (770) 652-5552 **EMAIL:** mmesbahi1@gmail.com
REPRESENTATIVE: Manouchehr Jahangard
PHONE#: (770) 652-5552 **EMAIL:** mmesbahi1@gmail.com
TITLEHOLDER: Hilswepow, LLC

PETITION NO: SLUP-4
HEARING DATE (PC): 02-02-16
HEARING DATE (BOC): 02-16-16
PRESENT ZONING: PSC, R-20

PROPERTY LOCATION: Southeast corner of Veterans Memorial Highway and Powell Drive, and on the south side of Old Powder Springs Road (1391 Veterans Memorial Highway).

PROPOSED ZONING: Special Land Use Permit

ACCESS TO PROPERTY: Veterans Memorial Highway and Powell Drive

PROPOSED USE: Climate-Controlled Self-Storage Facility

PHYSICAL CHARACTERISTICS TO SITE: Existing retail center

SIZE OF TRACT: 3.02 acres

DISTRICT: 18

LAND LOT(S): 34

PARCEL(S): 1

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: GC/Retail center
SOUTH: LI/Undeveloped; NRC/Auto repair
EAST: LI/Undeveloped
WEST: GC/Bakery; Auto repair

Adjacent Future Land Use:
 North: Neighborhood Activity Center (NAC)
 East: Neighborhood Activity Center (NAC)
 South: Neighborhood Activity Center (NAC)
 West: Neighborhood Activity Center (NAC)

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

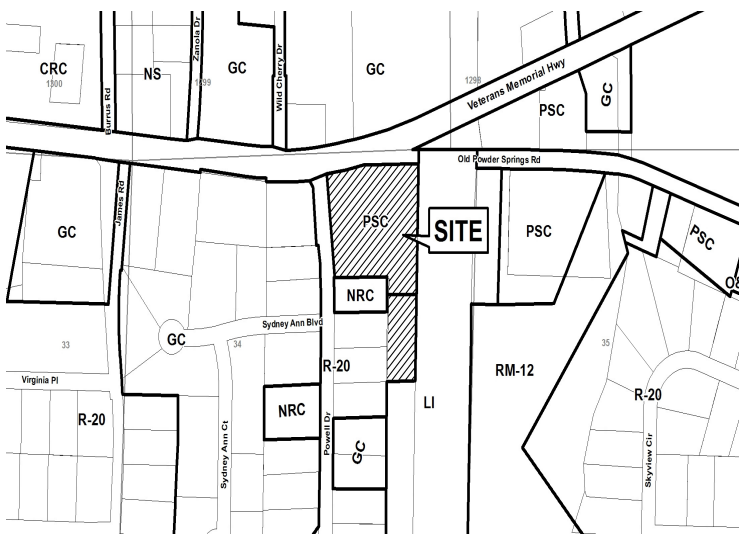
PLANNING COMMISSION RECOMMENDATION

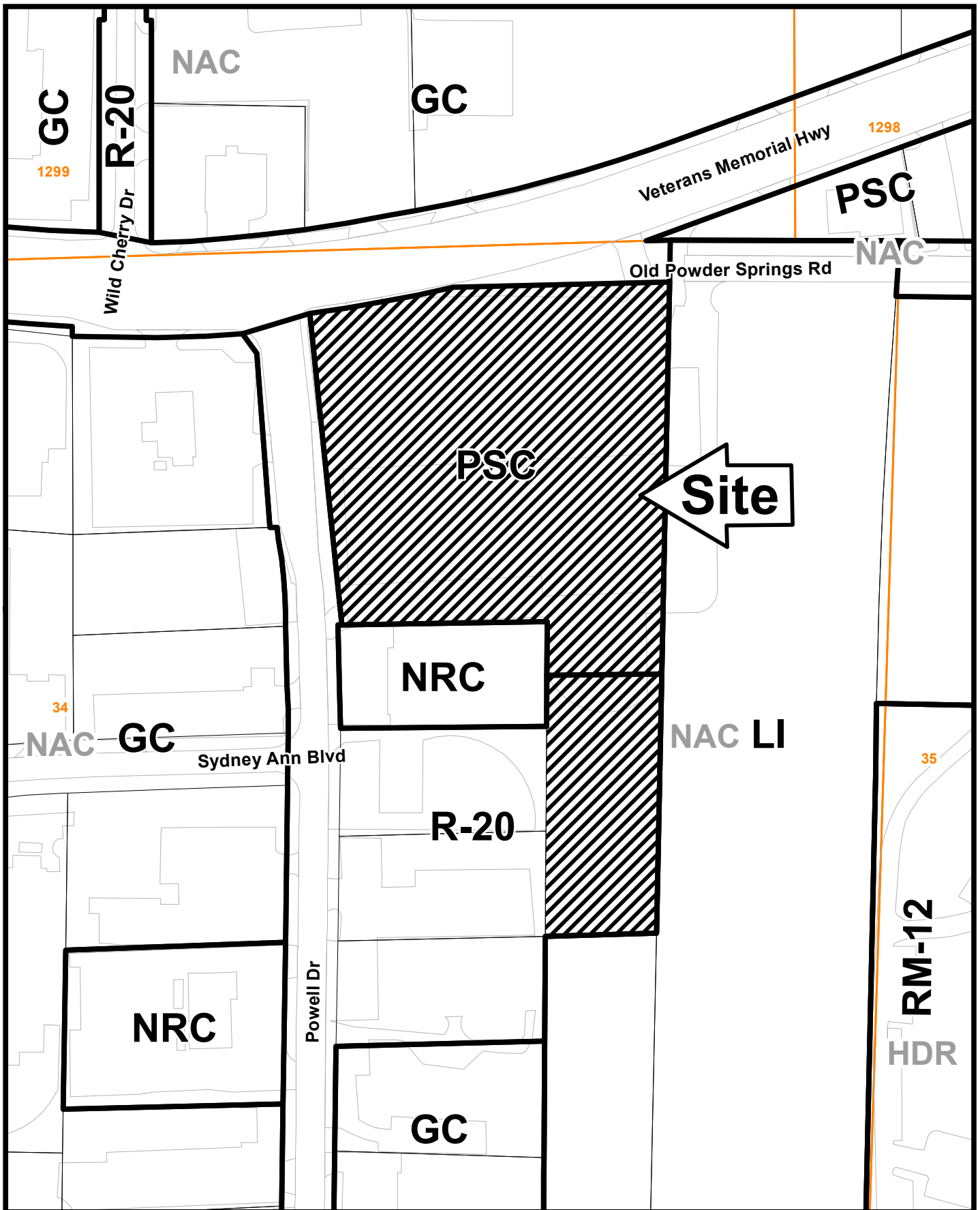
APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

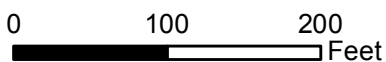
APPROVED _____ **MOTION BY** _____
REJECTED _____ **SECONDED** _____
HELD _____ **CARRIED** _____

STIPULATIONS:





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



City Boundary
Zoning Boundary

APPLICANT: Manouchehr Jahangard

PETITION NO.: SLUP-4

PRESENT ZONING: PSC, R-20

PETITION FOR: SLUP

ZONING COMMENTS:

Staff Member Responsible: Jason A. Campbell

Applicant is requesting to requesting a Special Land Use Permit and rezoning (concurrent Z-11) to Neighborhood Retail Commercial (NRC) zoning district in order to convert the existing retail center into a climate controlled self-storage facility. The hours of operation will be seven days per week with access from 7 a.m. until 10 p.m. Applicant has indicated that the retail businesses in the center have been exposed to an increase in crimes in recent history. The applicant has also indicated that as tenant leases have not been renewed and he feels that the conversion of the entire center into a climate controlled self-storage facility will set a higher and more desirable standard and that the proposed use will generate less traffic than the retail center. The applicant has submitted the attached rendering of how the center will look once converted to the storage facility.

Historic Preservation: No comment.

Cemetery Preservation: There is no significant impact on the cemetery site listed in the Cobb County Cemetery Preservation Commission's Inventory Listing which is located in this, or adjacent land lot.

WATER & SEWER COMMENTS:

Property is served by public water. Sewer is available. Verification is required as to whether the property is currently connected to sewer.

TRAFFIC COMMENTS:

Georgia DOT permits needed for any work on the state right-of-way.

Recommend closing western driveway on Veterans Memorial Highway.

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

FIRE COMMENTS:

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.

APPLICANT: Manouchehr Jahangard

PETITION NO.: SLUP-4

PRESENT ZONING: PSC, R-20

PETITION FOR: SLUP

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Pine Creek FLOOD HAZARD INFO: Zone X

- FEMA Designated 100 year Floodplain Flood.
- Flood Damage Prevention Ordinance DESIGNATED FLOOD HAZARD.
- Project subject to the Cobb County Flood Damage Prevention Ordinance Requirements.
- Dam Breach zone from (upstream) (onsite) lake - need to keep residential buildings out of hazard.

WETLANDS: YES NO POSSIBLY, NOT VERIFIED

Location: _____

- The Owner/Developer is responsible for obtaining any required wetland permits from the U.S. Army Corps of Engineer.

STREAMBANK BUFFER ZONE: YES NO POSSIBLY, NOT VERIFIED

- Metropolitan River Protection Area (within 2000' of Chattahoochee River) ARC (review 35' undisturbed buffer each side of waterway).
- Chattahoochee River Corridor Tributary Area - County review (_____ undisturbed buffer each side).
- Georgia Erosion-Sediment Control Law and County Ordinance - County Review/State Review.
- Georgia DNR Variance may be required to work in 25 foot streambank buffers.
- County Buffer Ordinance: 50', 75', 100' or 200' each side of creek channel.

DOWNSTREAM CONDITIONS

- Potential or Known drainage problems exist for developments downstream from this site.
- Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
- Minimize runoff into public roads.
- Minimize the effect of concentrated stormwater discharges onto adjacent properties.
- Developer must secure any R.O.W required to receive concentrated discharges where none exist naturally
- Existing Lake Downstream _____.
Additional BMP's for erosion sediment controls will be required.
- Lake Study needed to document sediment levels.
- Stormwater discharges through an established residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by any proposed site improvements on downstream receiving system.

APPLICANT: Manouchehr Jahangard

PETITION NO.: SLUP-4

PRESENT ZONING: PSC, R-20

PETITION FOR: SLUP

STORMWATER MANAGEMENT COMMENTS – Continued

SPECIAL SITE CONDITIONS

- Provide comprehensive hydrology/stormwater controls to include development of out parcels.
- Submit all proposed site improvements to Plan Review.
- Any **spring activity** uncovered must be addressed by a qualified geotechnical engineer (PE).
- Structural fill _____ must be placed under the direction of a qualified registered Georgia geotechnical engineer (PE).
- Existing facility.
- Project must comply with the Water Quality requirements of the CWA-NPDES-NPS Permit and County Water Quality Ordinance.
- Water Quality/Quantity contributions of the existing lake/pond on site must be continued as baseline conditions into proposed project.
- Calculate and provide % impervious of project site.
- Revisit design; reduce pavement area to reduce runoff and pollution.

INSUFFICIENT INFORMATION

- No Stormwater controls shown _____
- Copy of survey is not current – Additional comments may be forthcoming when current site conditions are exposed.
- No site improvements showing on exhibit.

ADDITIONAL COMMENTS

1. No significant site improvements are currently proposed. Any site improvement or expansion must meet current stormwater management requirements.

STAFF RECOMMENDATIONS

SLUP-4 MANNUCHEHR JAHANGARD

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

- (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 proposed climate controlled self-storage facility will generate less traffic than the existing retail center.

- (2) *Whether or not the use is otherwise compatible with the neighborhood.*
The property is located within the Neighborhood Activity Center (NAC) and the concurrently requested Neighborhood Retail Commercial (NRC) zoning district (Z-11) and the proposed use are compatible with the NAC land use category.

- (3) *Whether or not the use proposed will result in a nuisance as defined under state law.*
The proposed use will not create 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 within the NAC land use category, will not adversely affect the quiet enjoyment of surrounding property.

- (5) *Whether or not property values of surrounding property will be adversely affected.*
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 will be less intense than the existing retail center.

- (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 requested rezoning and the proposed use are appropriate for this area that includes retail, auto repair, multi-family and single-family uses.

- (9) *Whether or not adequate provisions are made regarding hours of operation.*
The hours of operation will be appropriate for the proposed use.

SLUP-4 MANNUCHEHR JAHANGARD (Continued)

(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.

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

Transitional landscaping is not required; however, landscape plans are to be approved by staff with emphasis on planting within the parking facilities.

(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.*

The application complies with the requirements for Special Land Use Permits.

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

Landscape plans for the parking areas will need to be approved by staff.

(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 requested NRC zoning (concurrently submitted as Z-11) is an appropriate zoning district for the NAC land use category and the requested use of a freestanding climate controlled self-storage facility is a permitted use in NRC with a Special Land Use Permit.

Based on the above-analysis, Staff recommends APPROVAL subject to the following conditions:

1. Site plan received by the Zoning Division December 3, 2015, with the District Commissioner approving minor modifications;
2. Water and Sewer Division comments and recommendations;
3. Stormwater Management Division comments and recommendations; and
4. Department of Transportation comments and recommendations.

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.