

SLUP-9
(2016)

CONCEPT PLAN
BEECH HAVEN
SELF STORAGE

NO.	DATE	DESCRIPTION
1	11/15/15	PRELIMINARY
2	11/15/15	REVISIONS
3	11/15/15	REVISIONS
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50	11/15/15	REVISIONS



DEVELOPER
SITE INVESTMENT GROUP
3607 DANIELA DR. SUITE 200
ALPHARETTA, GA 30201
404-487-8888

TAX PARCEL ID: 17075900010

SITE AREA:
186,471 SQ. FT.

DISTURBED AREA:
1,331 SQ. FT.

PROPOSED SITE ZONING:
C4

BUILDING SETBACK LINES:
FRONT: 15 FT
SIDE: 10 FT
REAR: 10 FT

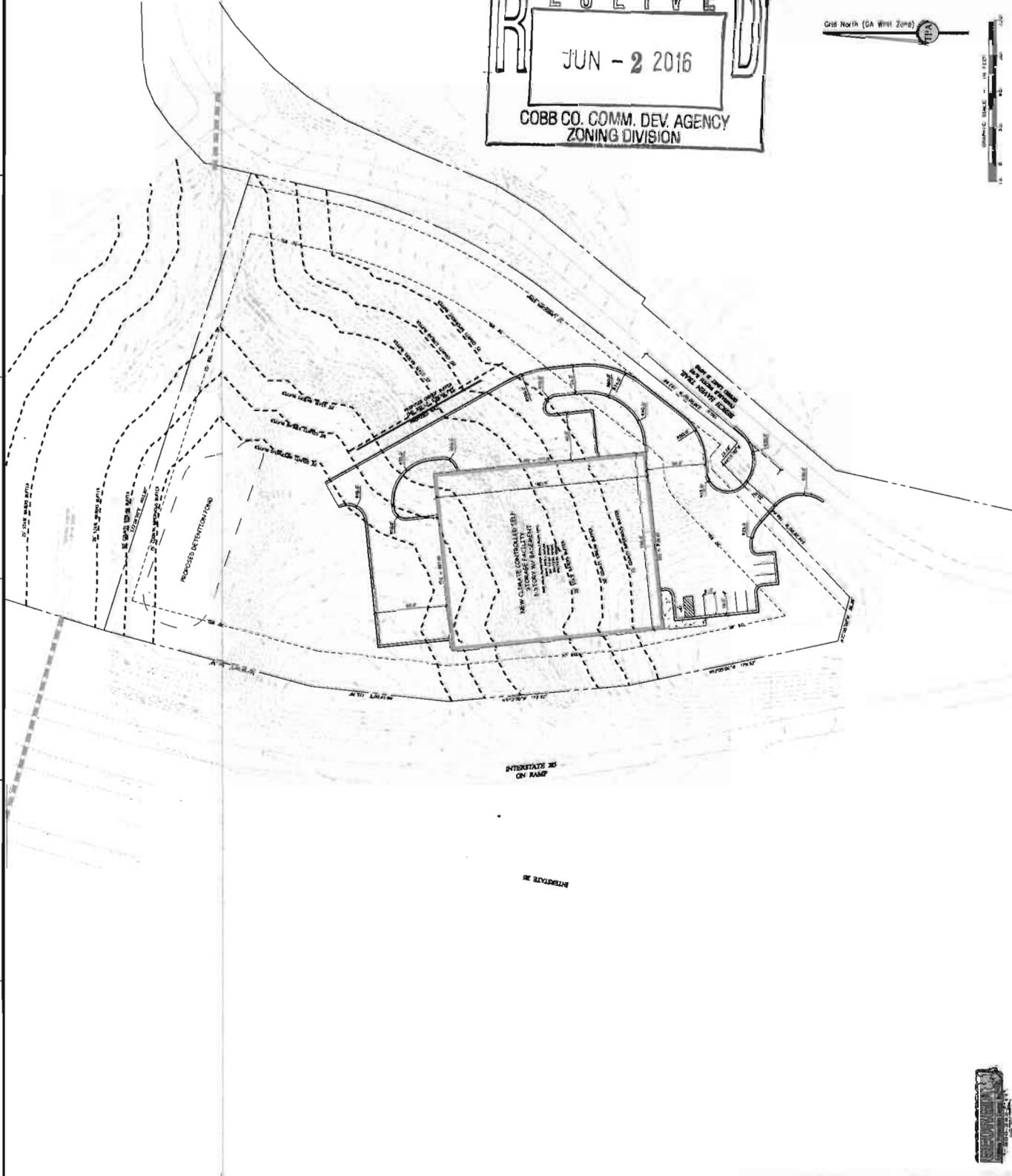
BUILDING SUMMARY:
BUILDING: 100,000 SQ. FT.
PARKING: 100 SPACES

PARKING SUMMARY:
TOTAL PARKING SPACES: 100
TYPE: ASPHALT PAVED
SIDE: 10 FT TO SIDE & REAR

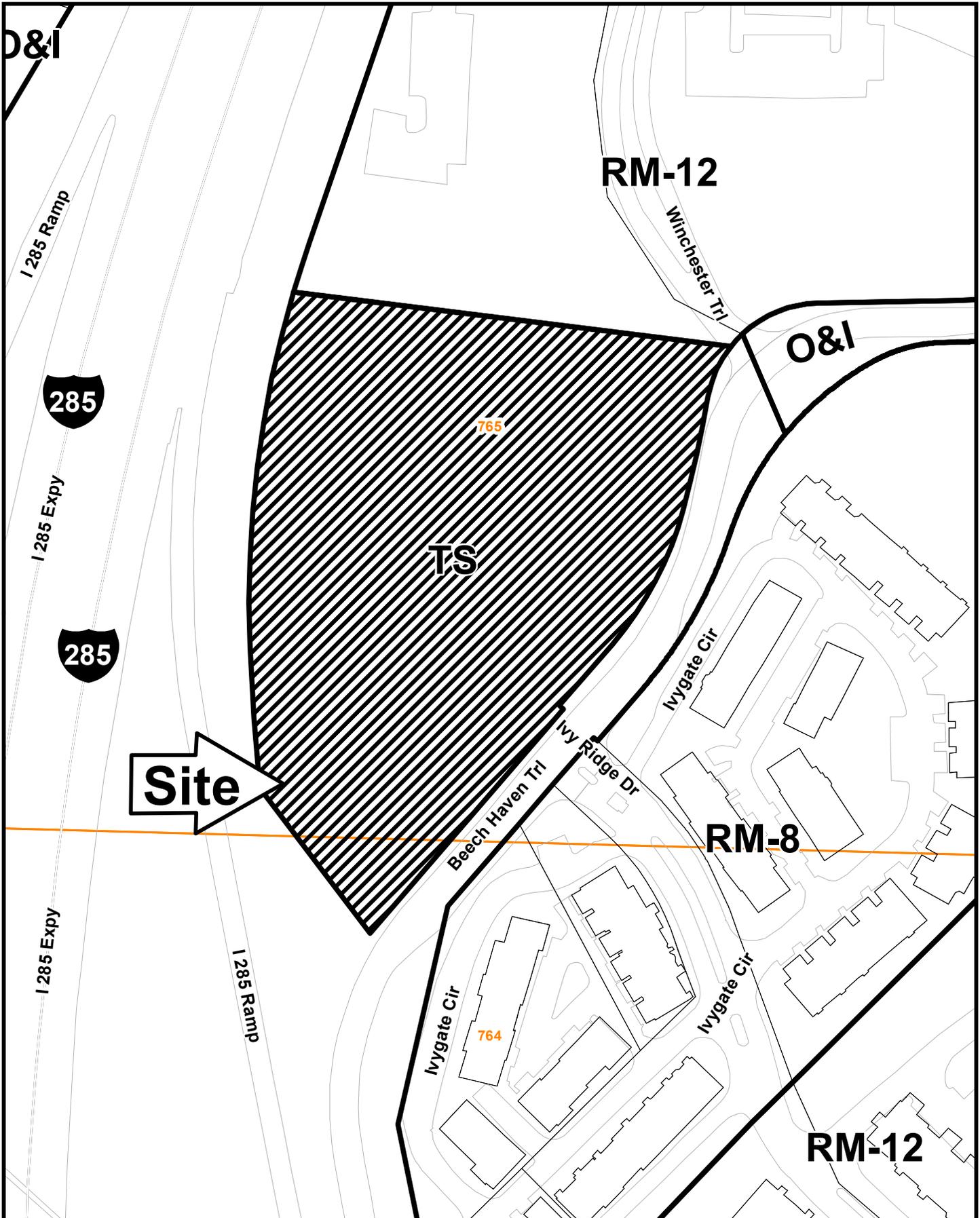
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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Grid North (GA West Zone)

GRAPHIC SCALE - IN FEET
0 20 40 60 80 100



SLUP-9-2016 GIS



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

0 100 200
Feet

City Boundary
Zoning Boundary

APPLICANT: Stein Investment Company

PETITION NO.: SLUP-9

PRESENT ZONING: TS

PETITION FOR: SLUP

ZONING COMMENTS: Staff Member Responsible: Donald Wells

In conjunction with companion rezoning case Z-67, the applicant is requesting a SLUP in order to construct and operate a freestanding climate controlled self-service storage facility on this property. A special land use permit shall be required for freestanding climate controlled self-storage facilities regardless of the zoning classification or district for the realty. The applicant is requesting to construct a new 3 story climate controlled self-storage facility. The total development will be 108,000 square feet with 80 units requiring 8 parking spaces. Proposed hours of operations are Monday through Saturday 8:00 AM to 6:00 PM and Sunday 1:00 PM to 6:00 PM. This proposal will require permits and variances penetrate the existing stream and buffers located on the site.

The Code requires that “architectural style/design to be similar or complementary to the predominant architectural design of other commercial uses within the activity center”. The proposed architecture of the storage facility appears to be traditional brick with architectural accents.

Historic Preservation:

It has been determined that the project area is in the immediate vicinity of documented Civil War trenches. These trenches have been documented as part of the I-285 and Atlanta road interchange improvement project. Staff recommends that the existing trenches be preserved as part of the proposed project. If the trenches are to be preserved, a minimum of a 25-foot buffer surrounding the resource is recommended, as well as fencing at the edge of the buffer.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Water and sewer available. Also see comments for Z-67 2016.

TRAFFIC COMMENTS:

Recommend no parking on the right-of-way.

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

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FIRE COMMENTS:

NO 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.

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PETITION FOR: SLUP

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Gilmore 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: within channels and adjacent floodplain

- 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 multi-family residential neighborhood downstream.
- Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on downstream receiving creek and existing culvert under Beech Haven Trail.

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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. This site is encumbered by floodplain, stream buffers and steep slopes that will make the proposed development a challenge. A stream buffer variance will be required as well as floodplain volume compensation for any fill placed in the floodplain. Adequate stormwater conveyance must be provided for the offsite runoff from the I-285 R/W and contributing upstream drainage basin that currently flows through the site.
2. A Letter of Map Amendment/Revision from FEMA will be required prior to permitting.

STAFF RECOMMENDATIONS

SLUP-9 STEIN INVESTMENT COMPANY

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.*
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 significantly decrease the amount traffic.
- (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 developments of adjacent nearby properties. The building height is also consistent with other uses in the area.
- (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.
- (5) *Whether or not property values of surrounding property will be adversely affected.*
This 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 the 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 more intense uses.
- (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 not any special or unique conditions which would prohibit the use in this area. The site is adjacent to a residential area, and will have to have required landscape buffer.
- (9) *Whether or not adequate provisions are made regarding hours of operation.*
The office hours are Monday through Saturday 8 a.m. to 6 p.m. and Sunday 1 p.m. to 6 p.m.
- (10) *Whether or not adequate controls and limits are placed on commercial and business deliveries.*
Deliveries should be limited to office hours only, which are consistent with normal business hours.

SLUP-9 STEIN INVESTMENT COMPANY (Continued)

- (11) *Whether or not adequate landscape plans are incorporated to ensure appropriate transition.*
The applicant will need to provide a landscape plan, there does not appear there will be any issues with providing the required 20 foot landscape buffers.
- (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-storage facilities subject to the companion zoning case (Z-67) gets approved.
- (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 will all applicable requirements

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

- Site plan received by the Zoning Division June 2, 2016, with District Commissioner approving minor modifications;
- District Commissioner approving landscape plan and architectural plan;
- Water and Sewer Division comments and recommendations;
- Fire Departments comments and recommendations;
- Stormwater Management comments and recommendations; and
- 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.

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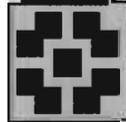
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



CONCEPTUAL RENDERING



PLACE MAKER DESIGN
4375 FORT MCKAY ROAD S.W. SUITE 300 ATLANTA, GEORGIA 30339



#15090
01/04/16

MAYNARD CROSSING SELF STORAGE
CARY, NORTH CAROLINA