

SLUP-17
(2016)

TAYLOR/THEUS HOLDINGS

CLIENT: TAYLOR/THEUS HOLDINGS
1213 LA SALLE DRIVE
ATLANTA, GEORGIA 30308
PROJECT NO.: 1713 LA SALLE DRIVE
DATE: 10/05/2016
PROJECT NO.: 1713 LA SALLE DRIVE
SOUTH COBB DRIVE AT I-285
REZONING SITE PLAN

SHEET NUMBER: C0-20

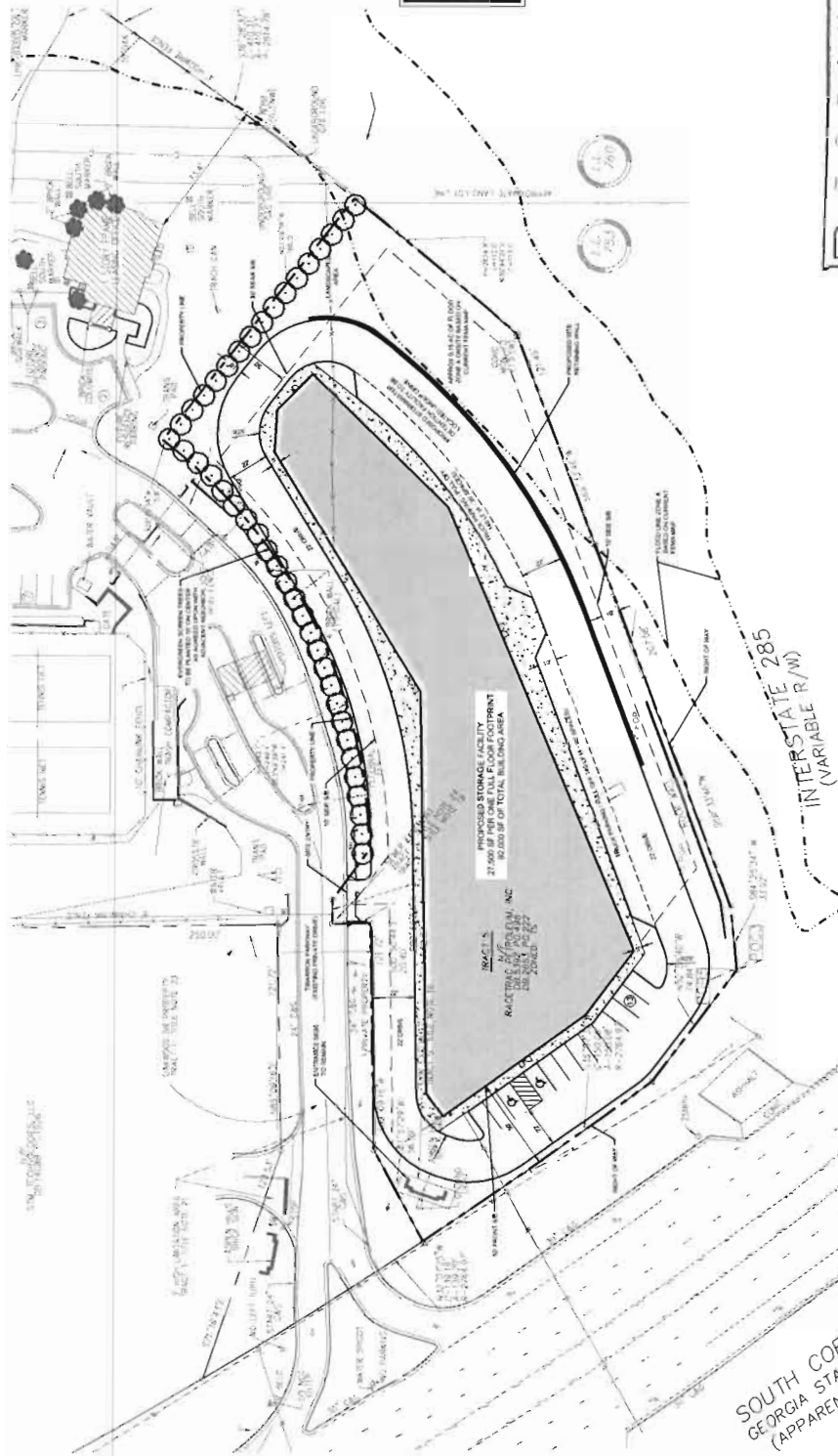
NO.	REVISIONS	DATE
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Kimley-Horn
8177 W. PEACOCKS STREET, NW
ATLANTA, GEORGIA 30308
PHONE: 404-124-1300
WWW.KIMLEY-HORN.COM

SITE NOTES:
 GC GENERAL COMMERCIAL
 SITE AREA: 177,171 SQ. FT.
 DISTRICT: SOUTH COBB AND 4
 BUILDING HEIGHT: TWO STORIES TO FRONT
 SOUTH COBB AND 4
 REAR OF PROPERTY: REAR OF PROPERTY
 MAX. AREA: 100,000 SQ. FT.
 PROPOSED FAR: 10.000 SF GROSS FAR
 BUILDING SETBACK: FRONT YARD: 30 FT
 SIDE YARD: 30 FT
 REAR YARD: 30 FT

SITE PLAN LEGEND:
 - - - - - PROPERTY LINE
 - - - - - BUILDING SETBACK LINE
 - - - - - FLOOD ZONE LINE

PARKING SUMMARY:
 PROPOSED LANE: 718 STORAGE UNITS
 REQUIRED PARKING: 8 SPACES (1 SPACE / 90 UNITS) + 10 UNITS
 PARKING PROVIDED: 13 SPACES
 ADD SPACES REQUIRED: 1



RECEIVED
 OCT - 6 2016
 COBB CO. COMM. DEV AGENCY
 ZONING DIVISION

SOUTH COBB DRIVE
 GEORGIA STATE ROUTE 280
 (APPARENT 200' R/W)

APPLICANT: Taylor/Theus Holdings, Inc.

PETITION NO: SLUP-17

PHONE#: (803) 256-1050 **EMAIL:** dellison@taylortheus.com

HEARING DATE (PC): 12-06-16

REPRESENTATIVE: John H. Moore

HEARING DATE (BOC): 12-20-16

PHONE#: (770) 429-1499 **EMAIL:** jmoore@mijs.com

PRESENT ZONING: GC, CRC

TITLEHOLDER: Aspen Hills Associates, LLC, a Georgia limited liability company

PROPOSED ZONING: Special Land Use Permit

PROPERTY LOCATION: Northeast intersection of South Cobb Drive and I-285, south of Tibarron Parkway

PROPOSED USE: Climate-Controlled Self-Storage Facility

ACCESS TO PROPERTY: Tibarron Parkway

SIZE OF TRACT: 1.93 acres

PHYSICAL CHARACTERISTICS TO SITE: Wooded, undeveloped

DISTRICT: 17

LAND LOT(S): 753,760

PARCEL(S): 1,18

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: CRC/ Apartments
SOUTH: City of Smyrna, Interstate 285
EAST: Interstate 285
WEST: City of Smyrna

Adjacent Future Land Use:

North: Medium Density Residential (MDR)
Southeast: Community Activity Center (CAC) and High Density Residential (HDR) (across I-285)
Southwest: the City of Smyrna

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

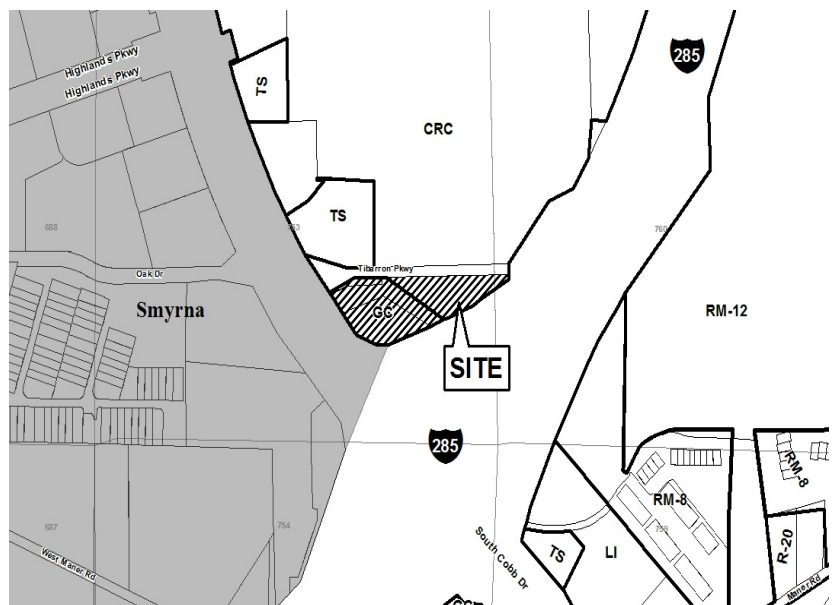
PLANNING COMMISSION RECOMMENDATION

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

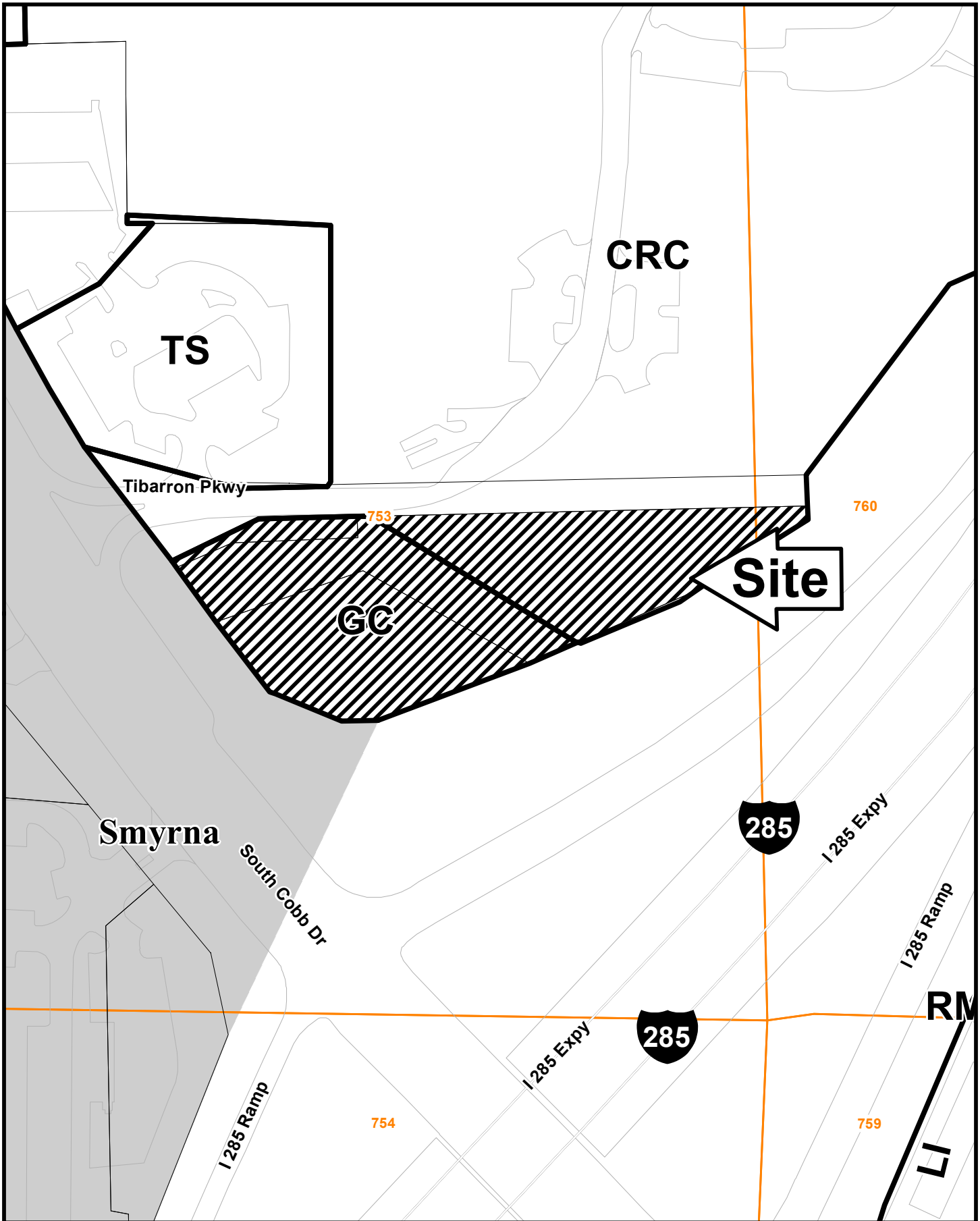
BOARD OF COMMISSIONERS DECISION

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

STIPULATIONS:



SLUP-17-2016 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: Taylor/Theus Holdings, Inc.

PETITION NO.: SLUP-17

PRESENT ZONING: GC, NRC

PETITION FOR: SLUP

ZONING COMMENTS: Staff Member Responsible: Terry Martin, MPA

The applicant is requesting a Special Land Use Permit (SLUP) in order to develop a four story, 92,000 square foot climate controlled freestanding self-storage facility on the subject 1.93 acres. The proposed structure will have an exterior finish of brick, stone, stacked stone, stucco, cementitious siding, glass, and combinations thereof similar to the renderings supplied by the applicant. Access will be from Tibarron Parkway, a private drive to the adjacent apartment community. Landscaping is proposed to be shared between the subject property and adjacent apartment community.

Historic Preservation: No comment.

Cemetery Preservation: No comment.

WATER & SEWER COMMENTS:

Water and sewer available. Sewer available via recorded private agreement.

TRAFFIC COMMENTS:

This request will not have an adverse impact on the transportation network.

SITE PLAN REVIEW SECTION COMMENTS:

The proposed parking area does not comply with the Cobb County Tree Ordinance. Additional parking lot peninsulas and/or islands may need to be provided so as to meet Tree Ordinance parking lot tree requirements. In addition, there is insufficient separation between the drive aisle and R/W to provide the required 8' landscape enhancement strip along the west property line.

APPLICANT: Taylor/Theus Holdings

PETITION NO.: SLUP-17

FIRE COMMENTS:

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.

APPLICANT: Taylor/Theus Holdings, LLC

PETITION NO.: SLUP-17

PRESENT ZONING: GC, CRC

PETITION FOR: SLUP

STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: YES NO POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Unnamed Trib to Chattahoochee River FLOOD HAZARD INFO: Zone A

- 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 the proposed project on existing downstream culvert under I-285.

APPLICANT: Taylor/Theus Holdings, LLC

PETITION NO.: SLUP-17

PRESENT ZONING: GC, CRC

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. This site is located at the northeast corner of South Cobb Drive and I-285. The entire site drains to the northeast into an unnamed tributary to the Chattahoochee River. The southern boundary of the site is impacted by the 100-year floodplain of this stream. Cobb County Stormwater Management has computed 100-year elevations for this stream reach that are more accurate than the effective FEMA FIRM map panels. Based on the County’s GIS topography, it appears that the floodplain is not as extensive as shown on the FIRM map. Field run topography will be required during Plan Review to verify the actual flood boundary. No fill will be allowed within the actual 100-year floodplain. The proposed underground stormwater management facility must be located above the floodplain as well.

STAFF RECOMMENDATIONS

SLUP-17 TAYLOR/THEUS HOLDINGS, INC.

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 project is uniquely situated immediately at the intersection of South Cobb Drive and Interstate 285. While it abuts an apartment community, it lies across that community's drive and nearest its amenity area, not the homes themselves.**
- (2) *Whether or not the use is otherwise compatible with the neighborhood.* **The proposed use may be the best use of the unique property and one that does not pose any incompatibilities with adjacent uses.**
- (3) *Whether or not the use proposed will result in a nuisance as defined under state law.* **The proposed use will not result in a nuisance as defined under state law.**
- (4) *Whether or not quiet enjoyment of surrounding property will be adversely affected.* **Lying at the intersection of South Cobb Drive and Interstate 285, the quiet enjoyment of surrounding property will not be adversely affected.**
- (5) *Whether or not property values of surrounding property will be adversely affected.* **The proposed use should not adversely affect surrounding property values.**
- (6) *Whether or not adequate provisions are made for parking and traffic considerations.* **More than the minimum required number of parking spaces are provided on site as well as adequate room for trucks and other delivery vehicles that may be used by the storage unit's customers. The applicant has also submitted a Traffic Impact Memorandum that indicates that the use's effects upon the neighboring traffic network would be negligible.**
- (7) *Whether or not the site or intensity of the use is appropriate.* **The proposed use may be the most appropriate for the site given its location immediately adjacent to South Cobb Drive and Interstate 285.**
- (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 property and surrounding properties are not currently zoned residential. The neighboring apartment community is zoned CRC community retail commercial district but the proposed use lies well away from its residential units.**
- (9) *Whether or not adequate provisions are made regarding hours of operation.* **The hours of operation are expected to be in line with the use intended and should not negatively impact nearby properties/ users.**

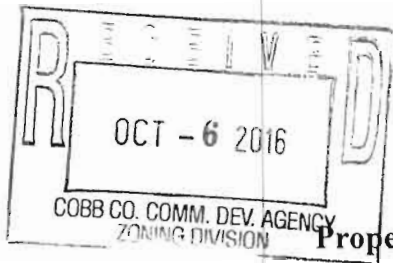
- (10) *Whether or not adequate controls and limits are placed on commercial and business deliveries. As evidenced by the applicant's Traffic Impact Memorandum, the site's intended use should not have a negative impact in regards to traffic.*
- (11) *Whether or not adequate landscape plans are incorporated to ensure appropriate transition. While the applicant has indicated some plantings shared along the neighboring apartment community's property, much landscaping may not be necessary as the proposed use lies across the apartments' units on the other side of its amenity area and drive.*
- (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 or moral concerns of the surrounding neighborhood will not be adversely affected.*
- (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 request meets all minimum requirements for this intended use including height, FAR, architectural style, adequate parking, etc.*
- (14) *Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors. The applicant has provided sufficient information to allow a full consideration of all relevant factors.*
- (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 proposed use is permitted in both the GC general commercial district and CRC community retail commercial district and can be supported within the site's CAC community activity center future land use area. The proposal meets Code requirements for the intended use and should not adversely affecting neighboring properties.*

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

1. Site plan received by the Zoning Division on October 6, 2016, with the District Commissioner approving minor modifications;
2. Architectural elevations to be approved by the District Commissioner prior to issuance of building permits;
3. Landscape plan to be reviewed by County Arborist and approved by District Commissioner prior to land disturbance;
4. Water and Sewer Division comments and recommendations;
5. Stormwater Management Division comments and recommendations;
6. Fire Department comments and recommendations; and
7. 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.

ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT



Application No.: SLUP-17 (2016)
Hearing Dates: December 6, 2016
December 20, 2016

Applicant: Taylor/Theus Holdings, Inc.
Property Owners: Aspen Hills Associates, LLC and
OCP Ashbrook Crossing, LLC

STATEMENT OF PROPOSED SITE IMPROVEMENTS

Applicant is seeking a Special Land Use Permit for the purpose of construction and operation of a climate-controlled self-storage facility upon 1.93 acres located at the northwesterly intersection of South Cobb Drive and Interstate 285 (hereinafter the "Subject Property"). The Subject Property is currently zoned to the General Commercial ("GC") and Community Retail Commercial ("CRC") zoning classifications, which allow the proposed use with the approval of a special land use permit as required by the Cobb County Zoning Ordinance.

As more particularly shown and reflected on the Rezoning Site Plan submitted with the Application for Special Land Use Permit, the following improvements shall be made on the Subject Property:

- (1) Construction of a self-storage facility, a maximum of four stories in height, being approximately 92,000 gross total square feet. The proposed structure shall have an exterior finish of brick, stone, stacked stone, stucco, Cementitious siding, glass, and combinations thereof, and shall be substantially similar to the attached renderings.
- (2) Access to the proposed facility shall be from Tibarron Parkway as shown on the referenced Rezoning Site Plan. There shall be no direct access to either South Cobb Drive or Interstate 285. Parking shall be provided pursuant to Cobb County Code. Deliveries shall be made to the designated loading area only.
- (3) The detention facility for the proposed development shall be constructed and located as shown and reflected on the referenced Rezoning Site Plan.
- (4) Landscape screening shall be along a portion of Tibarron Parkway and the adjacent multi-family community. Additionally, landscape screening shall be provided around the loading area to provide visual screening.
- (5) Signage shall be placed on the proposed structure and at the intersection of South Cobb Drive and Tibarron Parkway which shall be in compliance with the Cobb County Sign Ordinance.

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ZONING DIVISION



Medium Colored Brick

Taupe Metal

Light Colored Brick

Dark Colored Brick
Green Metal Awnings