

APPLICANT: Stein Investment Company

PHONE #: _____ **EMAIL:** _____

REPRESENTATIVE: James A. Balli

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TITLEHOLDER: Attic Self Storage, Inc.; Attic III Carwash, LLC

PROPERTY LOCATION: Southwest corner of Cobb Parkway
and Attic Parkway, northwest of Old 41 Highway
(2070 and 2095 Attic Parkway)

ACCESS TO PROPERTY: Cobb Parkway

PHYSICAL CHARACTERISTICS TO SITE: Carwash on parcel
closer to Cobb Parkway, parking lot on interior parcel

CONTIGUOUS ZONING/DEVELOPMENT

NORTH: GC/Attic Office-Warehouse Development
SOUTH: HI/Office-Warehouse Buildings
EAST: Cobb Parkway; GC/Convenience Store with Fuel
Sales; City of Kennesaw
WEST: GC/Attic Office-Warehouse Development;
HI/Warehouses

PETITION NO: SLUP-5

HEARING DATE (PC): 07-06-17

HEARING DATE (BOC): 07-18-17

PRESENT ZONING: GC, HI

PROPOSED ZONING: Special Land
Use Permit

PROPOSED USE: Climate Controlled
Self-Storage

SIZE OF TRACT: 2.0450 acres

DISTRICT: 20

LAND LOT(S): 206

PARCEL(S): 26,174

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 1

Adjacent Future Land Use:

Northwest: Community Activity Center (CAC)
Northeast: City of Kennesaw
Southwest: Community Activity Center (CAC)

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

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

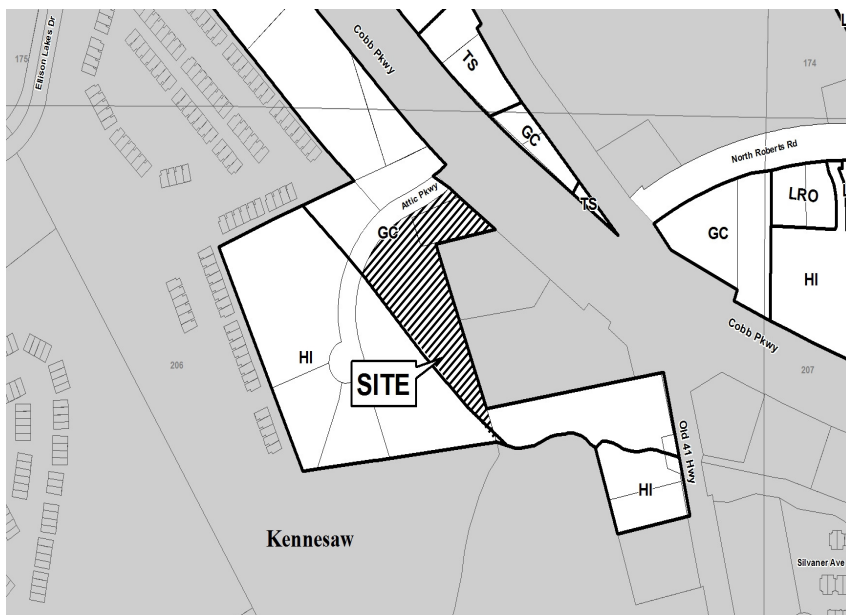
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

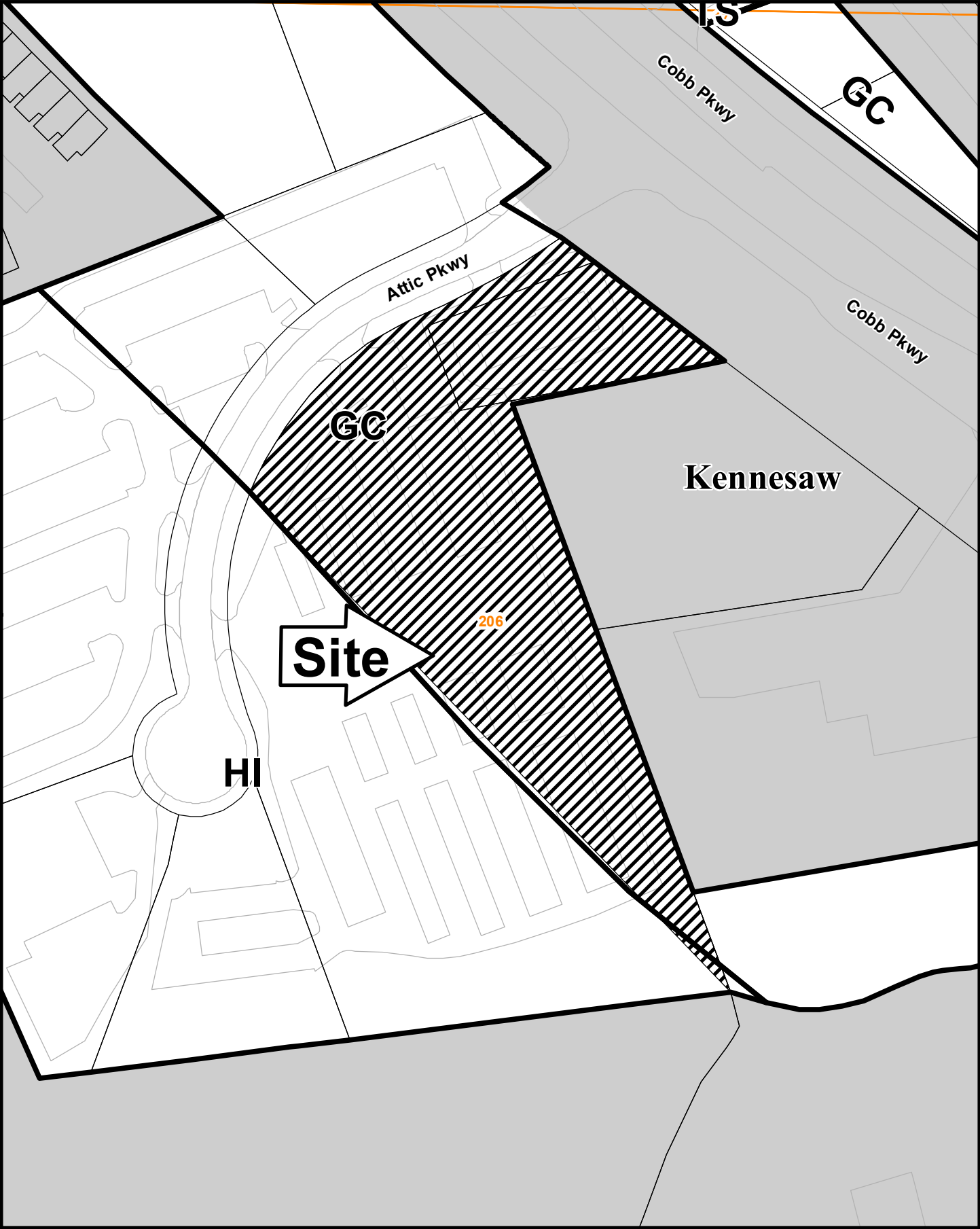
REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



SLUP-5 2017-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

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PRESENT ZONING: GC, HI

PETITION FOR: SLUP

ZONING COMMENTS: Staff Member Responsible: Jason A. Campbell

Applicant is requesting a Special Land Use Permit for the purpose of developing a two-building climate controlled self-storage facility. The development will consist of a one-store, 5,935 square-foot building on the current carwash parcel next to Cobb Parkway and a one-story 12,000 square-foot building on what is currently a parking lot between two sections of office/warehouse buildings.

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 lad lot.

WATER & SEWER COMMENTS:

No comments. Water and sewer available.

TRAFFIC COMMENTS:

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

FIRE COMMENTS:

Modifications will be required to incorporate the Cobb County Fire Marshal's Office comments.

ACCESS: Fire apparatus access roads shall extend to within 150 feet of all portions of the facility or any portion of the exterior wall of the first floor (State Modifications IFC 503.1 2006 Edition).

All access roads shall meet the American Association of State and Highway Transportation Officials (AASHTO) design manual live load standard HS20 (75,000 lbs.) with an unobstructed width of not less than 20 feet, 25 foot inside radius, 50 foot outside turning radius and unobstructed vertical clearance of not less than 13 feet 6 inches.

Maximum slope of the access road in reference to the apparatus is 10% Front to Back and 5% Side to Side. Maximum grade of roadways leading to Fire Access roads refer to the Cobb County Development Standard Section 400: 14% for Non-Residential. Maximum angle of departure is 8.5%.

Dead-end access roads in excess of 150 feet shall be provided with a turn-around (IFC 503.2.5 2006 Edition). Cul-de-sac with or without an island: minimum 60-foot radius to outside curb, measured to inside of curb and a minimum lane width = 24 feet (Cobb County Development Standard 401.09). Single-Family cul-de-sac without island: 38-foot outside radius with island reverts to commercial dimensions. Hammerhead turn-around: total of 110 feet needed (45 feet + 20 feet wide roadway + 45 feet).

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STORMWATER MANAGEMENT COMMENTS

FLOOD HAZARD: ☒ YES ☐ NO ☐ POSSIBLY, NOT VERIFIED

DRAINAGE BASIN: Trib to Noonday Creek

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 easements 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 any increased volume of runoff generated by the proposed project on existing onsite detention facilities.

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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.

ADDITIONAL COMMENTS

1. This site is located to the east of Cobb Parkway within the existing Attic Commercial Park. The applicant intends to utilize the existing site with the addition of two new 1-story storage buildings. The proposed buildings will be located substantially over existing pavement and stormwater management will be provided by the two existing onsite detention ponds.

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STAFF RECOMMENDATIONS

SLUP-5 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.*
The proposed use should not have an adverse effect on the area as it will, in part, replace an old carwash facility and will probably generate less traffic than the former use.
- (2) *Whether or not the use is otherwise compatible with the neighborhood.*
The property is located with the Community Activity Center (CAC) land use category and the proposed use is compatible with the CAC designation.
- (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.*
The property is located in the Attic Commercial Park that has uses varying from offices warehouses and combinations of office/warehouses and low scale industrial uses.
- (5) *Whether or not property values of surrounding property will be adversely affected.*
Property values of surrounding properties will not be adversely affected.
- (6) *Whether or not adequate provisions are made for parking and traffic considerations.*
Adequate parking is provided on the proposed site plan.
- (7) *Whether or not the site or intensity of the use is appropriate.*
The proposed use will be less intense than the current public carwash, as it should generate less traffic.
- (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 proposed use is appropriate for this area that is already established as a commercial, industrial and warehouse area.
- (9) *Whether or not adequate provisions are made regarding hours of operation.*
The hours of operation will be appropriate for the proposed use.
- (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.*
Landscaping is proposed and will be coordinated during the Plan Review process.

SLUP-5 STEIN INVESTMENT COMPANY (Continued)

(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.

While the proposed buildings could be taller, the two buildings being proposed will be one-story and will fit in with the existing commercial park.

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

Landscape strips are indicated on the parcel closest to Cobb Parkway and detailed landscape plans will be submitted during the Plan Review process.

(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 use is appropriate for the property's existing CAC land use category and will be a complimenting addition to the established commercial park.

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

1. Site Plan received by the Zoning Division on May 1, 2017, with the District Commissioner approving minor modifications;
2. Fire Department comments and recommendations;
3. Water and Sewer Division comments and recommendations;
4. Stormwater Management Division comments and recommendations; and
5. 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.