



Cobb County Community Development Agency
Zoning Division

1150 Powder Springs St. Marietta, Georgia 30064

Case # SLUP-3
Public Hearing Dates:
PC: 02-06-18
BOC: 02-20-18

SITE BACKGROUND

Applicant: Brooks Chadwick Capital, LLC

Phone: (404)-281-4554

Email: todd@brookschadwick.com

Representative Contact: J. Kevin Moore

Phone: (770)-429-1499

Email: jkm@mijs.com

Titleholder: Cobb County Board of Education

Property Location: On the east side of Sandy Plains Road, south of Shallowford Road

Address: 3448 Sandy Plains Road

Access to Property: Sandy Plains Road

QUICK FACTS

Commission District: 3- Birrell

Current Zoning: CRC

Current use of property: Cobb County School
(Mountain View Elementary)

Proposed use: Climate Controlled Self-Storage
Facility

Future Land Use Designation: Public Institutional
(PI)

Site Acreage: 13.84 ac

District: 16

Land Lot: 386,387,406,407

Parcel #: 16038700030

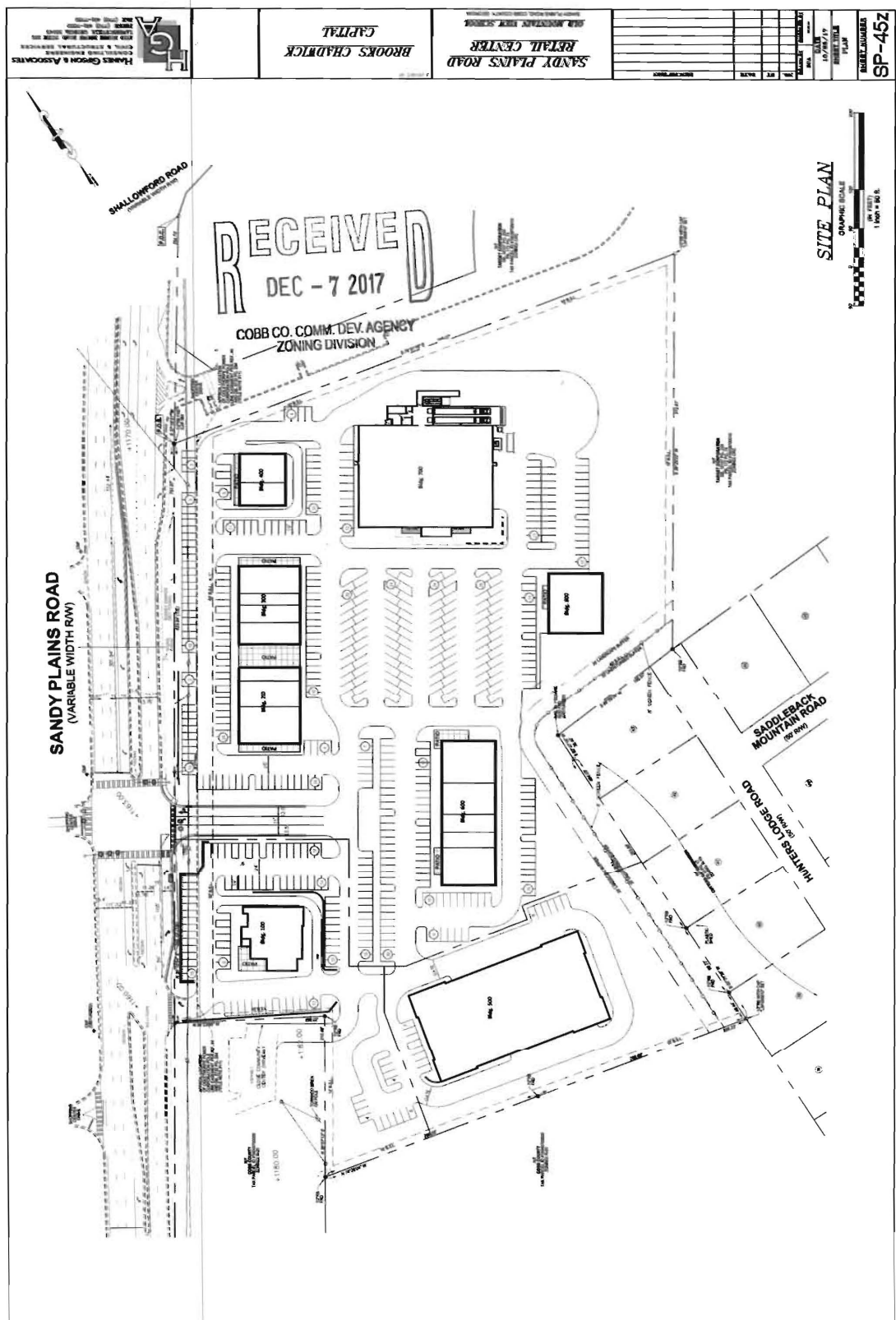
Taxes Paid: N/A

FINAL ZONING STAFF RECOMMENDATION

(Zoning staff member: Terry Martin)

Staff recommends **APPROVAL** subject to the following conditions:

1. Site plan received by the Zoning Division on December 7, 2017, with the District Commissioner approving minor modifications;
2. Final architecture of the building and landscape plan to be approved by the District Commissioner;
3. Stipulations from previous rezoning case Z-53 of 2017;
4. Fire Department comments and recommendations;
5. Sewer and Water Division's comments and recommendations;
6. Stormwater Management Division's comments and recommendations; and
7. Department of Transportation comments and recommendations.



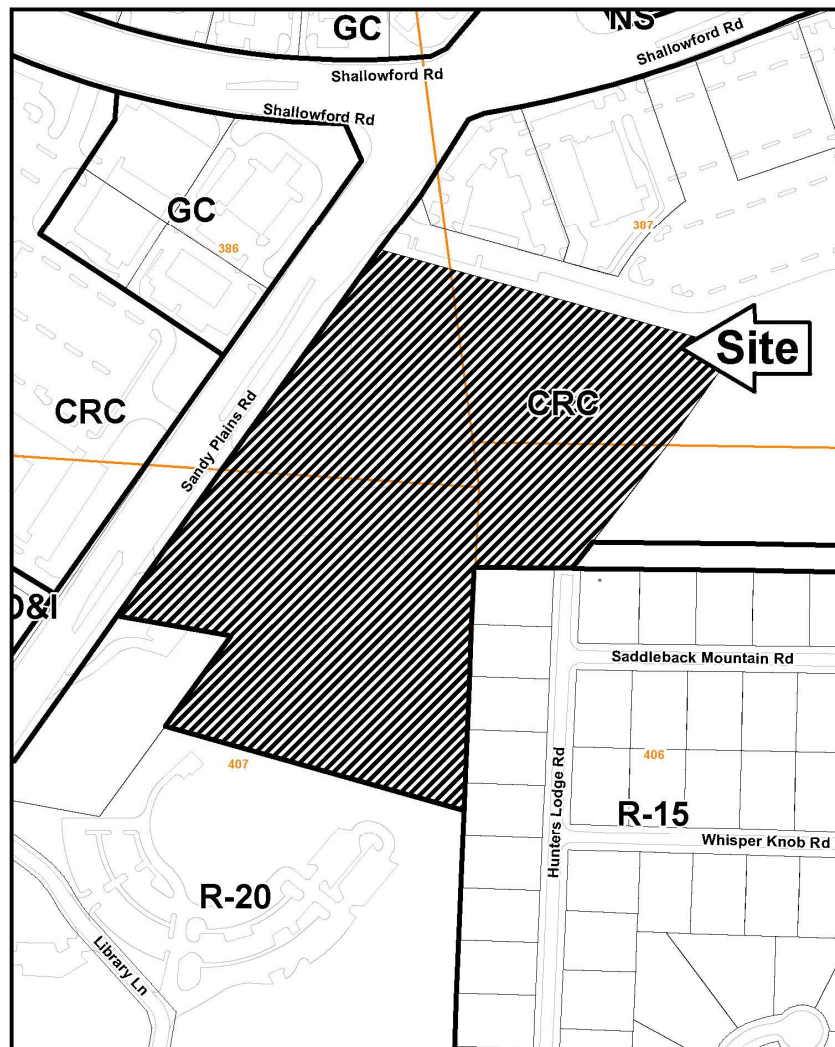


North

Zoning: CRC (Community Retail Commercial)

Future Land Use: CAC (Community Activity Center)

SLUP-3 2018-GIS



WEST

Zoning: CRC
(Community
Retail
Commercial)

**Future Land
Use:** CAC
(Community
Activity
Center)

EAST

Zoning: R-15

**Future Land
Use:** LDR (Low
Density
Residential)

SOUTH

Zoning: R-20

Future Land Use: PI (Public Institutional)

DEPARTMENT COMMENTS- Zoning Division

Current zoning district for the property

The CRC district is established to provide locations for retail commercial and service uses which are designed and oriented to serve several neighborhoods making up a community. Projects developed within the CRC district should be done so as compact unified centers. CRC districts should be located on properties which are delineated within a community activity center and regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. Additionally, the desired quadrant location will provide for planned developments and one-destination shopping and service locations to serve the community, and will minimize traffic congestion.

Requested zoning district for the property

The Board of Commissioners may grant special land use permits for certain uses as described in Sec. 134-37 of the Cobb County Code. The granting of a special land use permit is conditional upon the site plan considered by the board of commissioners. All applications for special land use permits shall be advertised in the same manner as applications for rezoning, and public hearings will be held thereon in the same manner as applications for rezoning are conducted. The board of commissioners may grant special land use permits for any period of time in the discretion of the board of commissioners.

Summary of the applicant's proposal

The applicant is requesting a Special Land Use Permit (SLUP) in order to construct and operate a freestanding climate controlled self-storage facility upon the subject property. The overall development of the site was approved as part of recent rezoning case Z-53 of 2017. The proposed three story building is located upon the southwest portion of the existing Mountain View Elementary property immediately adjacent to Cobb's Art Center facility. Requirements specific to this use are being adhered to in terms of architecture and operation. Landscaping will be reviewed by the County Arborist, and issues related to buffering were addressed as part of Z-53 of 2017. There are not any variances for this proposal.

Non-residential criteria

Proposed # of buildings: 1

Proposed # of stories: 3 above ground over a basement.

Total sq. footage of development: 105,340

Floor area ratio: 0.175

Square footage per acre: 7,610

Required parking spaces: 10

Proposed parking spaces: 13

Acres in floodplain or wetlands: None; Impervious surface shown: under 70%.

DEPARTMENT COMMENTS- Historic Preservation

No comments.

DEPARTMENT COMMENTS- Fire Department

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.

DEPARTMENT COMMENTS- Site Plan Review (County Arborist)

No comments.

DEPARTMENT COMMENTS- Cemetery Preservation

No comments.

DEPARTMENT COMMENTS- Transportation

No comments.

DEPARTMENT COMMENTS- Stormwater Management

1. Flood hazard: No
2. Flood hazard info: Zone X
3. Drainage basin: Rubes Creek
4. Wetlands: None
5. Streambank buffer zone: No
6. Stormwater discharges must be controlled not to exceed the capacity available in the downstream storm drainage system.
7. Minimize runoff into public roads.
8. Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s).
9. Special site conditions and/or additional comments: 1. This site is located on the east side of Sandy Plains Road, just south of its intersection with Shallowford Road and is the location of the old Mountain View Elementary School. The entire site drains to the west across Sandy Plains Road into and through the Kroger Shopping Center. 2. Stormwater management for the site will be provided by underground detention located beneath the parking lot.

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" DI in the east side of Sandy Plains Road.

Additional water comments:

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: On site.

Estimated waste generation (in G.P.D.): Average daily flow= Nominal; Peak flow= Nominal

Treatment plant: R. L. Sutton

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: Not enough information available to determine wastewater generation volume. Historically, self-storage developments generate very little and therefore do not raise capacity concerns.

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.

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 written unbolded:

(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 site, formerly a Cobb County School (Mountain View Elementary), was recently rezoned per Z-53 of 2017 in which case many stipulations and provisions were included to protect adjacent neighbors.

(2) Whether or not the use is otherwise compatible with the neighborhood.

Due to its former school use, the property is currently located within the PI (Public Institutional) future land use category but is immediately adjacent to other commercial uses along Sandy Plains Road which are within the CAC (Community Activity Center) future 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 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 site, as well as those safeguards put in to place by recent case Z-53, will ensure that the use 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.

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 is in keeping with the site layout and use as recently approved by case Z-53 of 2017.

(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 which was just rezoned to the CRC (Community Retail Commercial) zoning district.

(9) Whether or not adequate provisions are made regarding hours of operation.

The hours of operation will be appropriate for the proposed use.

STAFF ANALYSIS (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.**

Landscaping as outlined in recent rezoning case Z-53 is proposed and will be coordinated during the Plan Review stage.

- (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.**

All concerns specific to climate controlled self-service storage facilities regarding parking, landscaping, and architectural style as well as operations are adhering to the Code's requirements. Too, the building is proposed as being three stories but will not be much taller than surrounding buildings such as the neighboring Art Center and even residences to the east.

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

Landscape plans will be submitted during Plan Review for review 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 use is appropriate for the property's recent rezoning to the CRC (Community Retail Commercial) zoning district and all its included stipulations which will ensure the entire property/development is cohesive and not negatively impact nearby residential neighbors.

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

RECEIVED
DEC - 7 2017

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

Application No.: SLUP- 3 (2018)
Hearing Dates: February 6, 2018
February 20, 2018

Applicant: Brooks Chadwick Capital, LLC
Property Owner: Cobb County Board of Education

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 a portion of the 13.8411 acres located on the east side of Sandy Plains Road, southwesterly of Shallowford Road (former Mountain View Elementary School site and known as 3448 Sandy Plains Road), Land Lots 386, 387, 406, and 407, 16th District, 2nd Section, Cobb County, Georgia (hereinafter the "Subject Property"). The Subject Property is currently zoned to the Community Retail Commercial ("CRC") zoning classification, which allows the proposed use with the approval of a special land use permit, as required by the Cobb County Zoning Ordinance. The climate-controlled self-storage facility shall be consistent in architecture and design with upscale facilities in the Northeast and East Cobb area and shall be substantially similar to the elevation attached hereto.

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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 Stipulation letter from _____ dated _____