



Case # SLUP-10
Public Hearing Dates:
PC: 09-04-18
BOC: 09-18-18

Cobb County Community Development Agency
Zoning Division
1150 Powder Springs St. Marietta, Georgia 30064

SITE BACKGROUND

Applicant: Buckner Crossroads, LLC

Phone: (404) 567-0859

Email: mattd@dahlhausergroup.com

Representative Contact: Matt Dahlhauser

Phone: (404) 567-0859

Email: matt@dahlhausergroup.com

Titleholder: Buckner Crossroads, LLC

Property Location: Northwest corner of Veterans Memorial Highway and Buckner Road

Address: 791, 835 Veterans Memorial Highway and 821, 845 Buckner Road

Access to Property: Veterans Memorial Highway and Buckner Road

QUICK FACTS

Commission District: 4-Cupid

Current Zoning: NRC (Neighborhood Retail Commercial)

Current use of property: Under development

Proposed use: Climate-Controlled Self-Service Storage Facility

Future Land Use Designation: Medium Density Residential (MDR) and Neighborhood Activity Center (NAC)

Site Acreage: 4.25 ac

District: 18

Land Lot: 68, 165

Parcel #: 18006800080, 18016500020, 18016500030, and 18016500030

Taxes Paid: Yes

FINAL ZONING STAFF RECOMMENDATION:
(Zoning staff member: Terry Martin, MPA)

Based on the analysis of this case, Staff recommends **APPROVAL** subject to the following:

- (1) Final site plan to be approved by the District Commissioner;
- (2) District Commissioner to approve landscape plan;
- (3) District Commissioner to approve building architecture including building height and colors of the building;
- (4) All stipulations of rezoning case Z-24 of 2009 to remain in effect, *where not otherwise in conflict*;
- (5) Fire Department comments and recommendations;
- (6) Water and Sewer Division comments and recommendations;
- (7) Stormwater Management Division comments and recommendations;

FINAL ZONING STAFF RECOMMENDATION: CONTINUED

- (8) Planning Division comments and recommendations;
- (9) Department of Transportation comments and recommendations; and
- (10) Project to meet the Veterans Memorial Design Guidelines prior to Land Disturbance Permit.

SLUP-10
(2018)

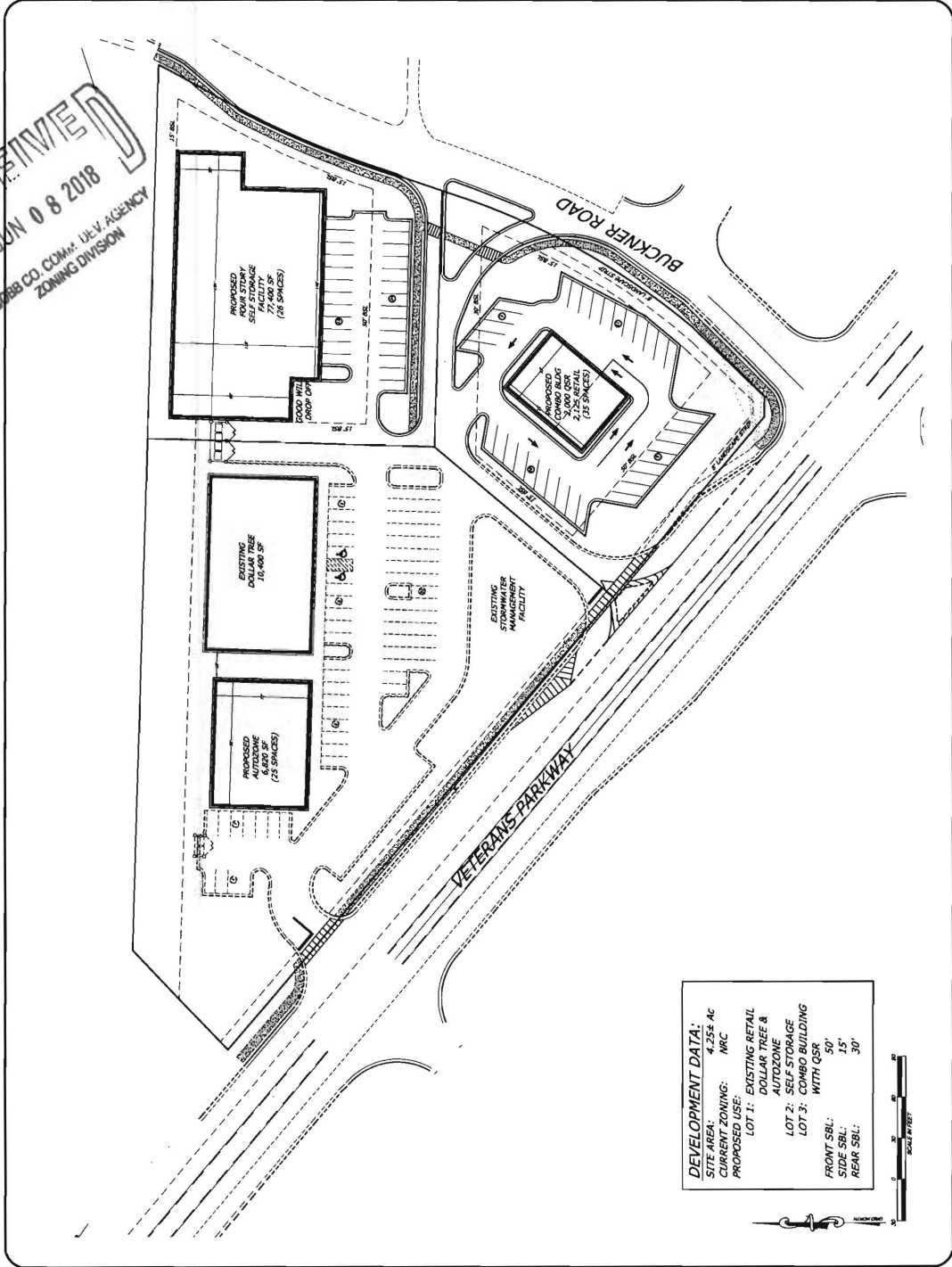
BUCKNER CROSSING - PHASE II
LAND LOTS 66 & 65 OF THE 18TH DISTRICT
COBB COUNTY, GEORGIA
FOR
DAHLHAUSER GROUP, LLC
2270 NORTHWEST PARKWAY, SUITE 115
MARIETTA, GEORGIA 30067



DATE	REVISIONS	DRAWING INFORMATION
		PROJECT NO.
		SCALE
		DRAWN BY
		CHECKED BY
		TITLE
		DATE
		CONCEPTUAL SITE PLAN

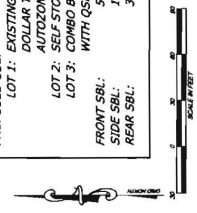
CONCEPT

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COBB CO. COMM. DEV. AGENCY
ZONING DIVISION



DEVELOPMENT DATA:

SITE AREA:	4.25± AC
CURRENT ZONING:	MRC
PROPOSED USE:	EXISTING RETAIL DOLLAR TREE & AUTOZONE
LOT 1:	SELF-STORAGE
LOT 2:	COMBO BUILDING WITH USK
FRONT SBL:	30'
SIDE SBL:	10'
REAR SBL:	30'



SLUP-10 2018-Aerial Map



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

0 100 200 Feet

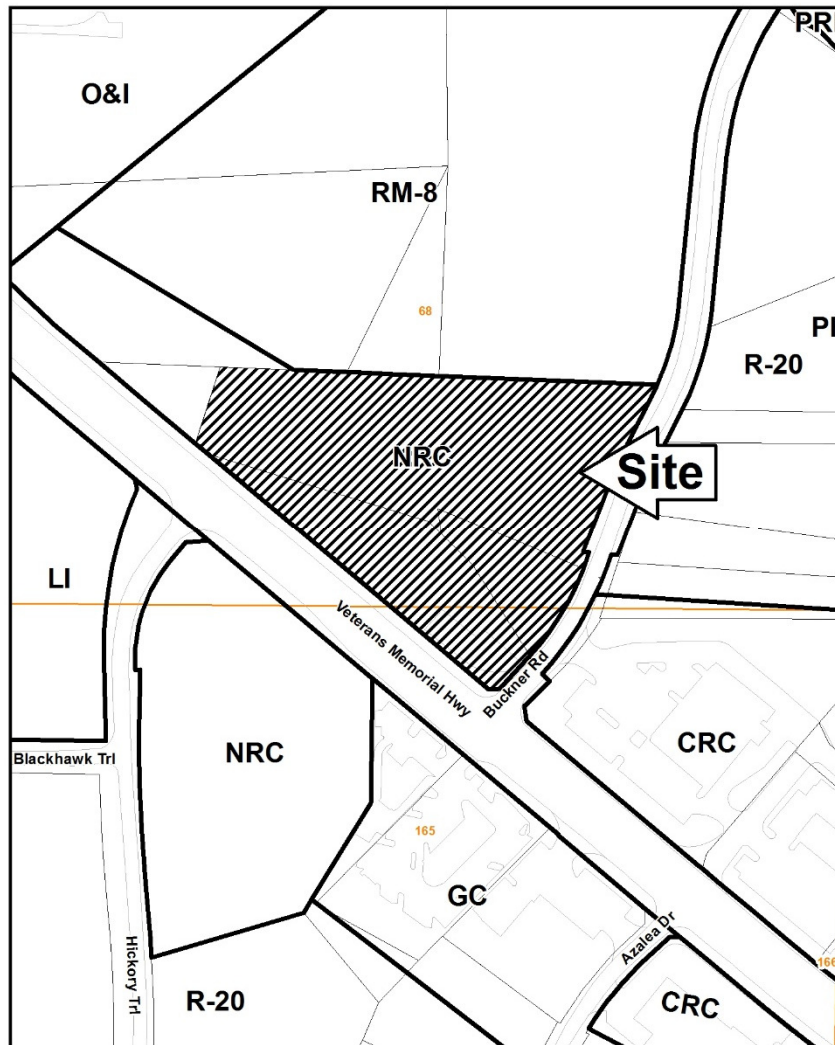
— Zoning Boundary
— City Boundary

North

Zoning: RM-8 (Multi-Family Residential), NRC (Neighborhood Retail Commercial)
Future Land Use: MDR (Medium Density Residential), NAC (Neighborhood Activity Center)

WEST

Zoning: NRC (Neighborhood Retail Commercial), LI (Light Industrial)
Future Land Use: NAC (Neighborhood Activity Center)



EAST

Zoning: R-20 (Single-Family Residential), CRC (Community Retail Commercial)
Future Land Use: NAC (Neighborhood Activity Center)

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

0 100 200 Feet

Zoning Boundary
 City Boundary

SOUTH

Zoning: NRC (Neighborhood Retail Commercial), GC (General Commercial)
Future Land Use: NAC (Neighborhood Activity Center)

DEPARTMENT COMMENTS- Zoning Division

Current zoning district for the property

The NRC district is established to provide locations for convenience shopping facilities which are on properties delineated within a neighborhood activity center, community activity center or regional activity center as defined and shown on the Cobb County Comprehensive Plan: A Policy Guide, adopted November 27, 1990. These convenience shopping facilities should have retail commercial uses that have a neighborhood-oriented market and which supply necessities that usually require frequent purchasing with a minimum of consumer travel. Areas zoned for the NRC district should be located at or near an intersection within the center of a neighborhood activity center as opposed to the edge of a neighborhood activity center. The NRC district may also be used to provide step-down nodal zoning away from more intensive commercial uses within a community activity center or a regional activity center. The scope at which properties are developed within the NRC district should reflect their relatively small neighborhood service area. Additionally, properties developed within the NRC district should be architecturally compatible with other nonresidential uses permitted within a neighborhood activity center as defined by the comprehensive plan and the neighborhood residences they serve.

Summary of the applicant's proposal

The applicant is seeking a Special Land Use Permit to utilize the property for a climate controlled self-service storage facility with 585 units with 3,000 square feet of retail space. Operating hours are intended to be standard business hours and not 24 hours a day. The site is currently a portion of a larger under-development center with existing retail and future retail and restaurants. The property is subject to past case Z-24 of 2009 which placed several stipulations upon the property regarding architecture, landscaping, etc.

Non-residential criteria

Proposed # of buildings: 1

Proposed # of stories: 4

Total sq. footage of development: 77,400 sq. ft.

Floor area ratio: 0.87

Square footage per acre: 38,128 sq. ft.

Required parking spaces: 23

Proposed parking spaces: 26

Acres in floodplain or wetlands: 0

Impervious surface shown: 68%

DEPARTMENT COMMENTS- Zoning Division (continued)

Are there any zoning variances?

The applicant's proposal requires the following variances:

1. Waive the front setback from the required 50 feet to 15 feet;
2. Waive the rear setback from the required 30 feet to 15 feet;
3. Allow the building height of four stories to exceed that of adjacent buildings and two story maximum set by NRC regulations;
4. Waive the maximum allowable F.A.R. from 0.75 to 0.87; and
5. Waive the required 20-foot landscaped screening buffer adjacent to residentially zoned property to 15 feet.

DEPARTMENT COMMENTS- Fire Department

No Comment.

DEPARTMENT COMMENTS- Site Plan Review (County Arborist)

No comment.

DEPARTMENT COMMENTS- Cemetery Preservation

No comment.

DEPARTMENT COMMENTS- School System

No comment.

DEPARTMENT COMMENTS- Stormwater Management

1. Flood hazard: No
2. Flood hazard zone: Zone X
3. Drainage Basin: Trib to Nickajack Creek
4. Wetlands: No
5. Streambank buffer zone: No
6. Stormwater discharges must be controlled not to exceed the existing capacity of the downstream storm drainage system.
7. Project engineer must evaluate the impact of increased volume of runoff generated by the proposed project on existing downstream drainage system(s).
8. Special site conditions and/or additional comments:
 - This site currently drains to the existing stormdrainage system within the Veteran's Memorial Highway R/W. The proposed stormwater management facility must be tied directly into this system. The allowable discharge must account for the existing capacity of the system which must be verified at Plan Review.

DEPARTMENT COMMENTS- Planning Division

Comprehensive Plan Designation: Consistent In NAC Inconsistent in MDR

House Bill 489 Intergovernmental Agreement Zoning Amendment Notification

Is the proposal within one-half mile of a city boundary? Yes No

Was the city notified? Yes No N/A

Design guidelines area? Yes No

If yes, design guidelines area: Veterans Memorial Highway Design Guidelines

Does the proposal plan comply with the design requirements? Yes No N/A

The applicant does not need to comply with the design guidelines at this step, but will need to meet the guidelines when applying for LDP.

Comments:

DEPARTMENT COMMENTS- Water and Sewer

Water and sewer are available.

DEPARTMENT COMMENTS- Transportation

Recommendations

1. Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the west side of Buckner Road, a minimum of 10' from the back of curb.
2. Recommend applicant consider entering into a development agreement pursuant to O.C.G.A. 36-71-13 for dedication of the following system improvements to mitigate traffic concerns: a) donation of right-of-way on the north side of Veterans Parkway, a minimum of 10' from the back of curb.
3. Recommend entrance on Buckner Road be restricted to right-in/right-out.
4. Recommend applicant submit site details to Cobb DOT for coordination with Cobb County Airport Manager to determine potential need for a FAA study.
5. Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements.
6. Recommend a traffic study. Study assumptions should be agreed to by Cobb DOT before completing the study. Because of details specific to this case, Cobb DOT agrees that the District Commissioner may recommend to delay this study until full build-out of the development. At that time, Cobb DOT will request another signal warrant study from GDOT.
7. Recommend the developer contribute to the cost for a traffic signal at the intersection of Buckner Road at Veterans Memorial Highway, if and when warranted and installation approved by Georgia DOT and Cobb County DOT.

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 not 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, with modifications to the size and potentially the orientation of the building, will not have an adverse effect on the usability of adjacent or nearby properties. The proposed use is a low-traffic generating use and adjacent to other commercial uses along Veterans Memorial Highway. It is separated from nearby developed residential properties by Buckner Road.

(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 development of adjacent and nearby properties. The requested use has less impact to the neighborhood relative to traffic and noise than other potential uses.

(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 separation by roadways between the site and nearby developed residential properties.

(5) Whether or not property values of surrounding property will be adversely affected.

The use should not adversely affect surrounding property values.

(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 number of parking spaces required.

(7) Whether or not the site or intensity of the use is appropriate.

The applicant's site is appropriate for this use. The property is currently under development and the proposed storage facility is intended to be architecturally compatible with those other buildings under development or already built.

STAFF ANALYSIS (continued)

- (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 no special or unique conditions which would prohibit the proposed use in this area. The site is situated in an area with other commercial uses along the Veterans Memorial Highway corridor.

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

Hours of operation are expected to be standard for the use. Specific concerns can be addressed, such as restrictions on 24-hour access.

- (10) Whether or not adequate controls and limits are placed on commercial and business deliveries.**

Deliveries should be limited to normal office hours only.

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

Landscaping should be provided as required by Code. Additional frontage and parking area landscaping will require final approval by the District Commissioner as part of an overall landscape plan.

- (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 can meet the minimum standards that apply to freestanding climate-controlled self-service storage facilities.

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

It is Staff's opinion that the applicant has provided sufficient information to meet the minimum standards that apply to freestanding climate-controlled self-service storage facilities.

The staff analysis and recommendation 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.



DAHLHAUSER GROUP

SLUP-10 (2018)
Statement of
Improvements



June 8, 2018

To: Cobb County Planning & Zoning

RE: Proposed Improvements Statement – Buckner Crossroads

Location: 791 Veterans Memorial Highway, Mableton, GA 30126

Dahlhauser Group and Buckner Crossroads, LLC is submitting this statement to Cobb County to propose a climate controlled self-storage facility that will blend in with the residential style to match surrounding developments in compliance with zoning guidelines and height requirements at 791 Veterans Memorial Hwy, Mableton Ga.

Should you require further information or additional statements to this account please contact our office at 404-436-2680.

Thank you.

Matt Dahlhauser
Owner

From: Bill Moore BillM@dahlhausergroup.com
Subject: Re: BUCKNER CROSSING; PHASE II - IMPERVIOUS CALCULATIONS
Date: Jun 8, 2018 at 9:25:34 AM
To: Bill Moore BillM@dahlhausergroup.com

RECEIVED
JUN 08 2018

COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

On Jun 8, 2018, at 7:51 AM, Michael Elliott <melliott@metro-engineering.com> wrote:

Good Morning Matt,

As requested, see below the impervious calculations for Buckner Crossing; Phase II

Gross Land Area in Phase II: 88,660 (2.03 Acres)
Impervious Surface in Phase II: 60,604 sf (1.39 Acres)
Impervious Percentage in Phase II: 68% (Within the Allowable Limits)

Regards,

Michael H. Elliott, Jr., - President
Metro Engineering and Surveying Co., Inc.
1469 Highway 20 West
McDonough, Georgia 30253
Office - [770-707-0777](tel:770-707-0777)
Mobile - [770-527-9335](tel:770-527-9335)
melliott@metro-engineering.com

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 _____
Stipulation letter from _____ dated _____
Stipulation letter from _____ dated _____