



Case # SLUP-11
Public Hearing Dates:
PC: 12-04-18
BOC: 12-14-18

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

SITE BACKGROUND

Applicant: Venue Holdings, LLC

Phone: (404) 556-6669

Email: ecars4less@gmail.com

Representative Contact: Yolanda Lopez Dachiardi

Phone: (404) 790-3366

Email: ylopezpr@gmail.com

Titleholder: JCB, Inc.

Property Location: West side of Barrett Lakes
Boulevard, north of Cobb Place Boulevard

Address: 2679 Barrett Lakes Boulevard

Access to Property: Barrett Lakes Boulevard

FINAL ZONING STAFF RECOMMENDATION:
(Zoning staff member: Tannesha Bates)

QUICK FACTS

Commission District: 3-Birrell

Current Zoning: LI (Light Industrial)

Current use of property: Former Equipment
Business

Proposed use: Used Automobile Dealership

Future Land Use Designation: PIA (Priority Industrial
Area)

Site Acreage: 2.5 ac

District: 20

Land Lot: 171

Parcel #: 20017100010

Taxes Paid: Yes

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

1. Stormwater Management Division comments and recommendations;
2. Department of Transportation comments and recommendations

SLUP-11
(2018)



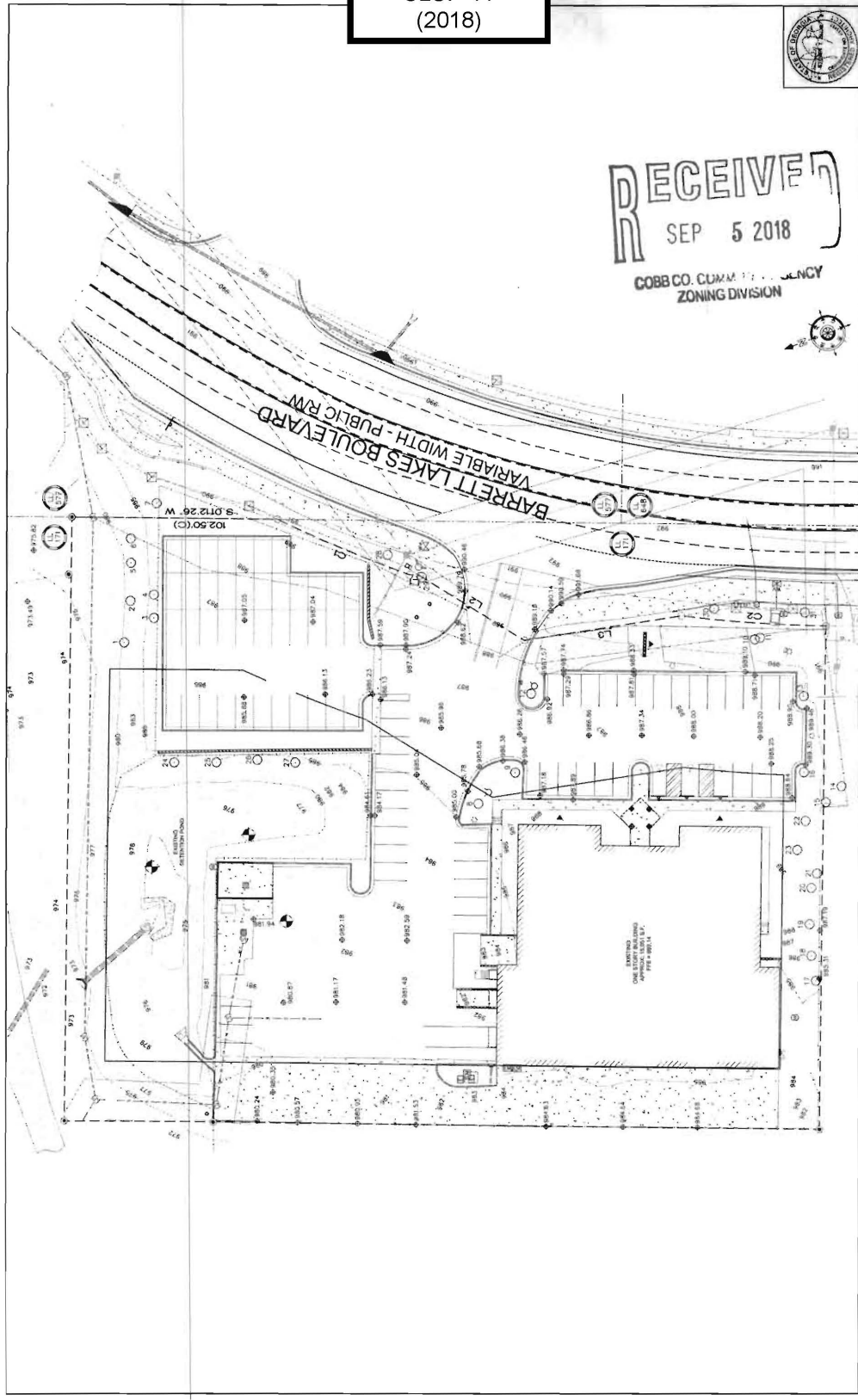
PRO
BUILDING
SYSTEMS

RECEIVED
SEP 5 2018

COBB CO. COMMUNITY AGENCY
ZONING DIVISION



Proposed



ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'



MARIETTA AUTO SALES
2078 BARRETT LAKES BOULEVARD
MARIETTA, GA 30067
09.07.2018

SLUP-11 2018-Aerial Map



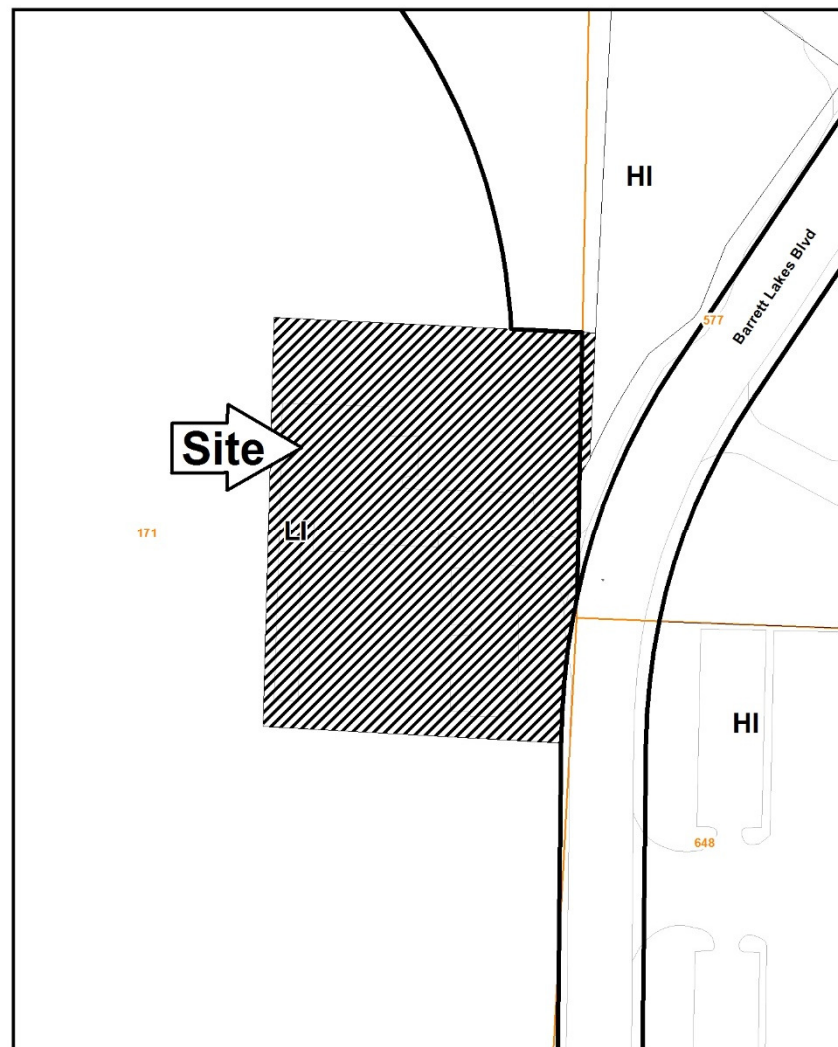
This map is provided for display and planning purposes only. It is not meant to be a legal description.

0 100 200 Feet

 Zoning Boundary
 City Boundary

North
Zoning: HI (HEAVY INDUSTRIAL)
Future Land Use: PIA (PRIORITY INDUSTRIAL AREA)

SLUP-11 2018-GIS

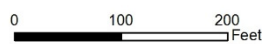


WEST
Zoning: LI (LIGHT INDUSTRIAL)
Future Land Use: PIA (PRIORITY INDUSTRIAL AREA)

EAST
Zoning: HI (HEAVY INDUSTRIAL)
Future Land Use: PIA (PRIORITY INDUSTRIAL AREA)

SOUTH
Zoning: LI (LIGHT INDUSTRIAL)
Future Land Use: PIA (PRIORITY INDUSTRIAL AREA)

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



Zoning Boundary
City Boundary

DEPARTMENT COMMENTS- Zoning Division

Current zoning district for the property

The LI district is established to provide locations for light industrial uses such as low intensity automobile repair and service, animal care facilities, commercial greenhouses, livestock, poultry, business distribution centers, warehousing and storage, and transportation terminals, which are on properties delineated within or on the perimeter of an industrial compatible and industrial category as defined and shown on the Cobb County Comprehensive Land Use Plan: A Policy Guide, adopted November 27, 1990. When located on the perimeter of an industrial node, the LI district should provide for uses that are low in intensity and scale such as to ensure compatibility with surrounding properties.

Requested zoning district for the property

The LI district is established to provide locations for light industrial uses such as low intensity automobile repair and service, animal care facilities, commercial greenhouses, livestock, poultry, business distribution centers, warehousing and storage, and transportation terminals, which are on properties delineated within or on the perimeter of an industrial compatible and industrial category as defined and shown on the Cobb County Comprehensive Land Use Plan: A Policy Guide, adopted November 27, 1990. When located on the perimeter of an industrial node, the LI district should provide for uses that are low in intensity and scale such as to ensure compatibility with surrounding properties.

Summary of the applicant's proposal

The applicant is requesting a Special Land Use Permit to operate a used car dealership. The property is 2.5 acres and there is an existing one-story 15,051 sq. ft. building. The building is currently vacant. No additional buildings will be added. The hours of operation are intended to be standard business hours.

Non-residential criteria

Proposed # of buildings: 1
Proposed # of stories: 1
Total sq. footage of development: 15,051
Floor area ratio: 0.13
Square footage per acre: 6,020
Required parking spaces: 70
Proposed parking spaces: 82
Acres in floodplain or wetlands: 0
Impervious surface shown: 0

DEPARTMENT COMMENTS- Zoning Division (continued)

Are there any zoning variances?

None.

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

Subject to Plan Review for proposed parking lot expansion. The existing hydrology study will need to be revised to accommodate the additional impervious coverage.

DEPARTMENT COMMENTS- Planning Division

Comprehensive Plan Designation: Consistent Inconsistent

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

Comments:

DEPARTMENT COMMENTS- Water and Sewer

No comment.

DEPARTMENT COMMENTS- Transportation

Recommendations

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

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 unbold:

(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 property is surrounded with a mixture of industrial and commercial uses.

(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 proposal is located in an area that has industrial activity with many types of automotive related 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 location of the applicant's proposal. The property abuts McCollum Airport Field.

(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.

The applicant will provide adequate parking. The traffic generated will not have an impact on the surrounding properties.

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

The applicant's site is appropriate for this use with the surrounding mixture of commercial and industrial 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.

The proposed site backs up to the McCollum Airport runway; however, there are no other special or unique conditions which would prohibit the use in this area. The site is adjacent to an industrial area.

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

The proposed hours of operation are Monday through Saturday 9 a.m. until 6 p.m.

STAFF ANALYSIS (continued)

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

The applicant has indicated the hours of operation. Deliveries will be typical of similar businesses and not negatively impact adjacent properties.

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

Landscaping, as required by Code, will be enforced. All buffering, and parking area as required, will be reviewed for final approval.

(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 a used car dealership.

(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 shall apply to the used car dealership.

(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 with all applicable requirements.

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.

**CONSENT OF CONTIGUOUS OCCUPANTS OR LAND OWNERS
TO ACCOMPANY APPLICATION FOR SPECIAL LAND USE PERMIT**

RECEIVED
SEP 5 2018
COMM. DEV. AGENCY
ZONING DIVISION

By signature, it is hereby acknowledged that I give my consent/or have no objection that _____
_____ intends to make an application for a Special Land Use Permit for the
purpose of AUTO Dealership described in the application.

Signature	Printed name	Address
	Christian VALU	1186 Ripencour BLVD Ken 30152
	Chelsea Dubelle	3150 Duvall Pl Kennesaw 30144
	Parisa Herrin	1347 Murrays Loch Pl Kennesaw 30155
	Dylan Thibodeaux	2871 Pine Hill Drive Kennesaw 30144
	Mackenzie Hutcherson	3633 N. Hampton Dr Kennesaw 30144
	Alvaro Maleno	1787 Brittan Chase, Kennesaw GA
	Paige Oliver	2333 Whiting Bay Crts NW Ken. 30152
	Scott VALU	1186 Ripencour blvd Kenn 30152
	Sarah Kraft	2025 Barrett Lakes Blvd Kenn 30144
	Samantha Negron	1265 Mountain Springs Drive Ken. 30144
	Abigail Miller	2976 N Main St. Kennesaw 30144
	Cindy Lanne	2581 Loring Rd Kennesaw 30144
	Ashleigh Saunders	3417 Olympic Ln Kenn. Ga 30144
	Harrison Wright	1180 Justice Dr. Kennesaw
	Michael Gottry	3980 nine oaks ct Kennesaw
	Brandon Newell	3840 Jiles RD 30144
	Diane Gallup	3496 Bucket Brdw 30152
	Kellie Hutcherson	3633 N Hampton Dr Kennesaw 30144
19.		
20.		

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 _____