



Case # SLUP-8

Public Hearing Dates:

PC: 08-07-18

BOC: 08-21-18

**Cobb County Community Development Agency
Zoning Division**

1150 Powder Springs St. Marietta, Georgia 30064

SITE BACKGROUND

Applicant: Home Star Storage, LLC

Phone: (802) 289-3917

Email: homestarpromerties11@gmail.com

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: jkm@mijis.com

Titleholder: MSC Veterans Memorial, LLC

Property Location: South side of Veterans Memorial Highway, west side of Garner Road, north side of Lee Road, and the east side of Glore Drive

Address: 381 Veterans Memorial Highway

Access to Property: Veterans Memorial Highway

QUICK FACTS

Commission District: 4-Cupid

Current Zoning: GC (General Commercial) and CRC (Community Retail Commercial)

Current use of property: Vacant commercial buildings

Proposed use: Climate-Controlled Self-Service Storage Facility

Future Land Use Designation: CAC (Community Activity Center)

Site Acreage: 16.382 ac

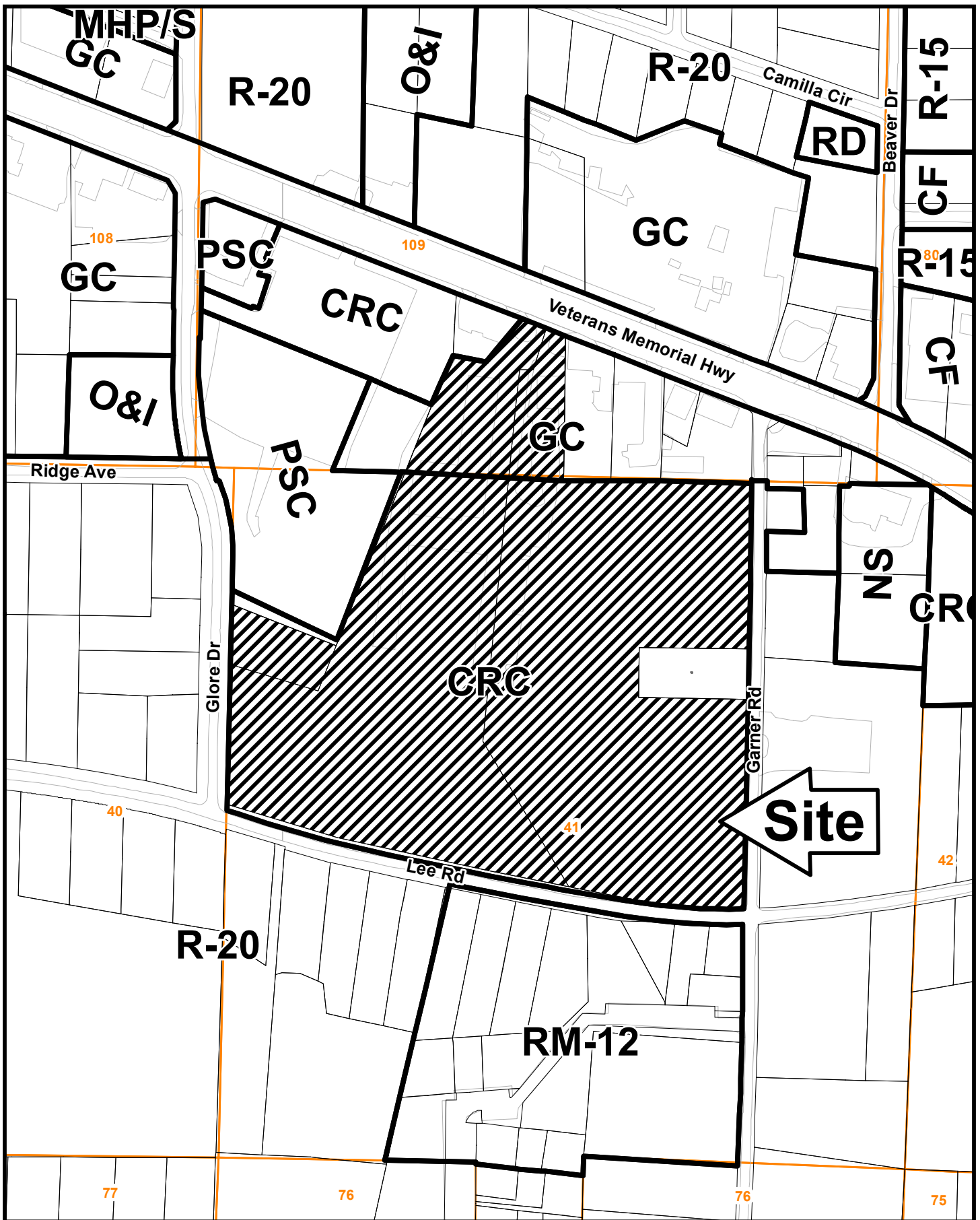
District: 17 and 18

Land Lot: 109 and 41

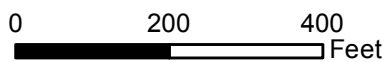
Parcel #: 18004100180 and 18004100490

Taxes Paid: Yes

SLUP-8 2018-GIS



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



Zoning Boundary
 City Boundary

SLUP-8
(2018)

371/381
PROJECT: HOME STAR PROPERTIES, LLC
TITLE: PLAT FOR
DATE: 12/11/13
DRAWN BY: JMT
CHECKED BY: JMT
SHEET NUMBER: P-1

ENGINEER/DEVELOPER: USC VETERANS MEMORIAL, LLC
CONTACT PERSON: MR. LARRY MURPHY
24-HR EMERGENCY # 802-288-3877

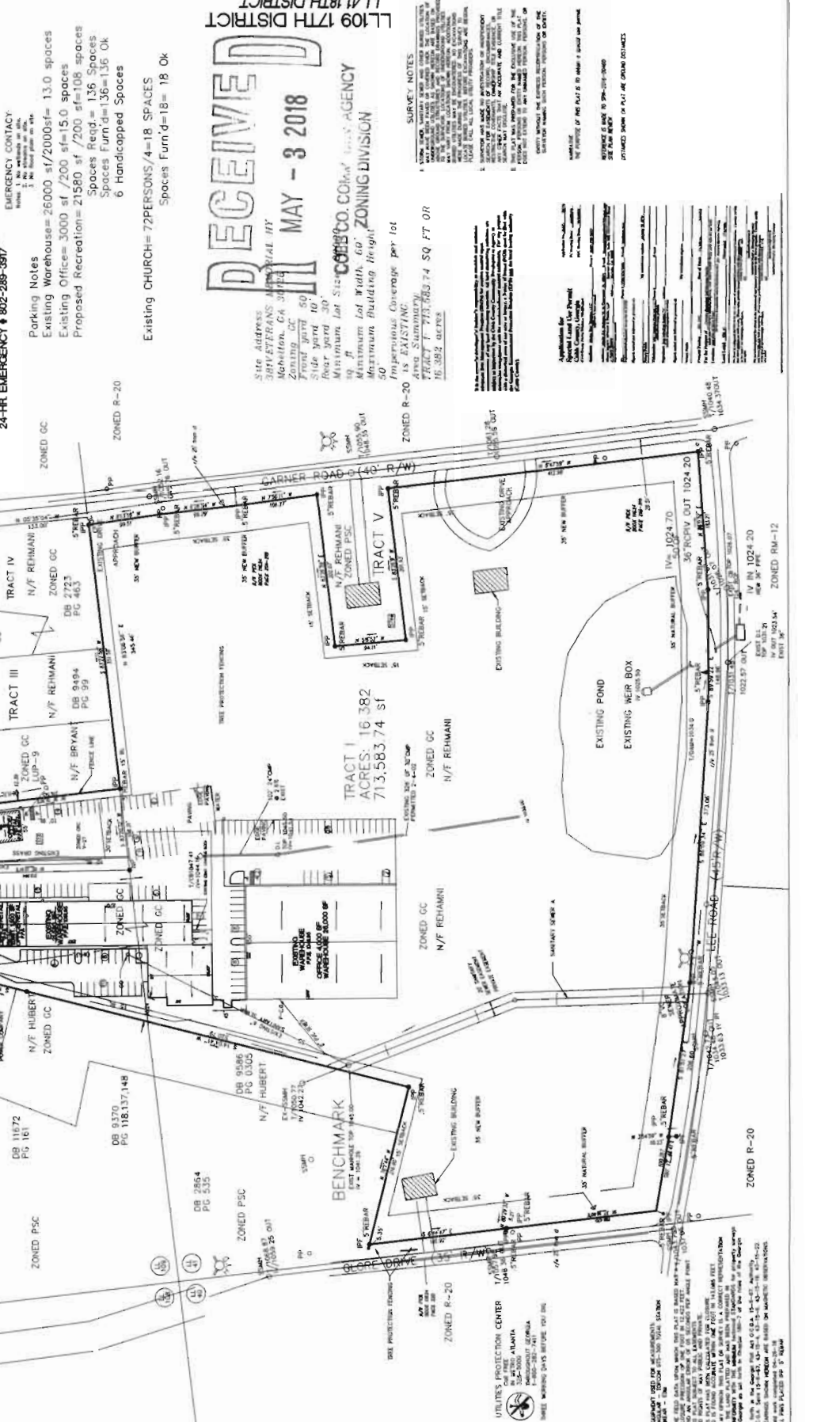
Parking Notes
Existing Warehouse= 26000 sf/2000sf= 13.0 spaces
Existing Office= 3000 sf/200 sf=15.0 spaces
Proposed Recreation= 21580 sf/200 sf=108 spaces
Spaces Read= 136 Spaces
Spaces Furn'd=136=136 Ok
6 Handicapped Spaces

Existing CHURCH= 72PERSONS/4=18 SPACES
Spaces Furn'd=18= 18 Ok

RECEIVED
MAY - 3 2018
CO. COM. AGENCY
ZONING DIVISION

Site Address: 381 VETERANS MEMORIAL HWY
Mableton, GA 30156
Zoning: CC
Front yard 50'
Side yard 10'
Rear yard 30'
Minimum lot size 10,000 sq. ft.
Minimum lot width 60'
Maximum building height 50'
Impervious Coverage per lot 16,382 sq. ft. IS EXISTING
Area Summary:
TRACT F 713,583.74 SQ FT OR 16,382 acres

LEGEND
GRAPHIC SCALE
SCALE 1" = 40'-0"



LOCATION MAP
VETERAN'S MEMORIAL HWY./S.R. 78 (R/W VARIES)
ZONED CC
ZONED R-20
ZONED RM-12

ATTACHMENT TO APPLICATION FOR SPECIAL LAND USE PERMIT

Application No.: SLUP- 8 (2018)
Hearing Dates: August 7, 2018
August 21, 2018

**BEFORE THE COBB COUNTY BOARD OF COMMISSIONERS
OF ROADS AND REVENUES AND THE
COBB COUNTY PLANNING COMMISSION**

Applicant: Home Star Storage, LLC
Titleholder: MSC Veterans Memorial, LLC



STATEMENT OF PROPOSED SITE IMPROVEMENTS

Applicant is seeking a Special Land Use Permit for an approximately 16.382 acre tract of property located on the south side of Veterans Memorial Highway, the west side of Garner Road, the north side of Lee Road, and the east side of Glore Road, Land Lot 109, 17th District, and Land Lot 41, 18th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"), to allow for the renovation and conversion of existing structures for the operation of climate-controlled self-storage facilities. The structures were previously used as warehouse and related office facilities. The Property is currently zoned to the General Commercial ("GC") and the Community Retail Commercial ("CRC") zoning classifications, and is located within a Community Activity Center ("CAC") future land use designation, which allow the proposed use with the approval of a special land use permit, as required by the Cobb County Zoning Ordinance.

Applicant proposes improvements to the existing structures, existing parking facilities, signage, access, detention, landscaping, and the like which will be detailed during the application process.