



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-59-2022

SITE BACKGROUND

Applicant	Glenside Mableton, LLC
Phone	770-436-3400
Email	twakefield@tpa-grp.com
Representative Contact	J. Kevin Moore
Phone	770-429-1499
Email	jkm@mijs.com
Titleholder	Glenside Mableton, LLC
Property Location	Located on the southwest side of Mableton Parkway, north of South Gordon Road
Address	Mableton Parkway
Access to Property	Mableton Parkway

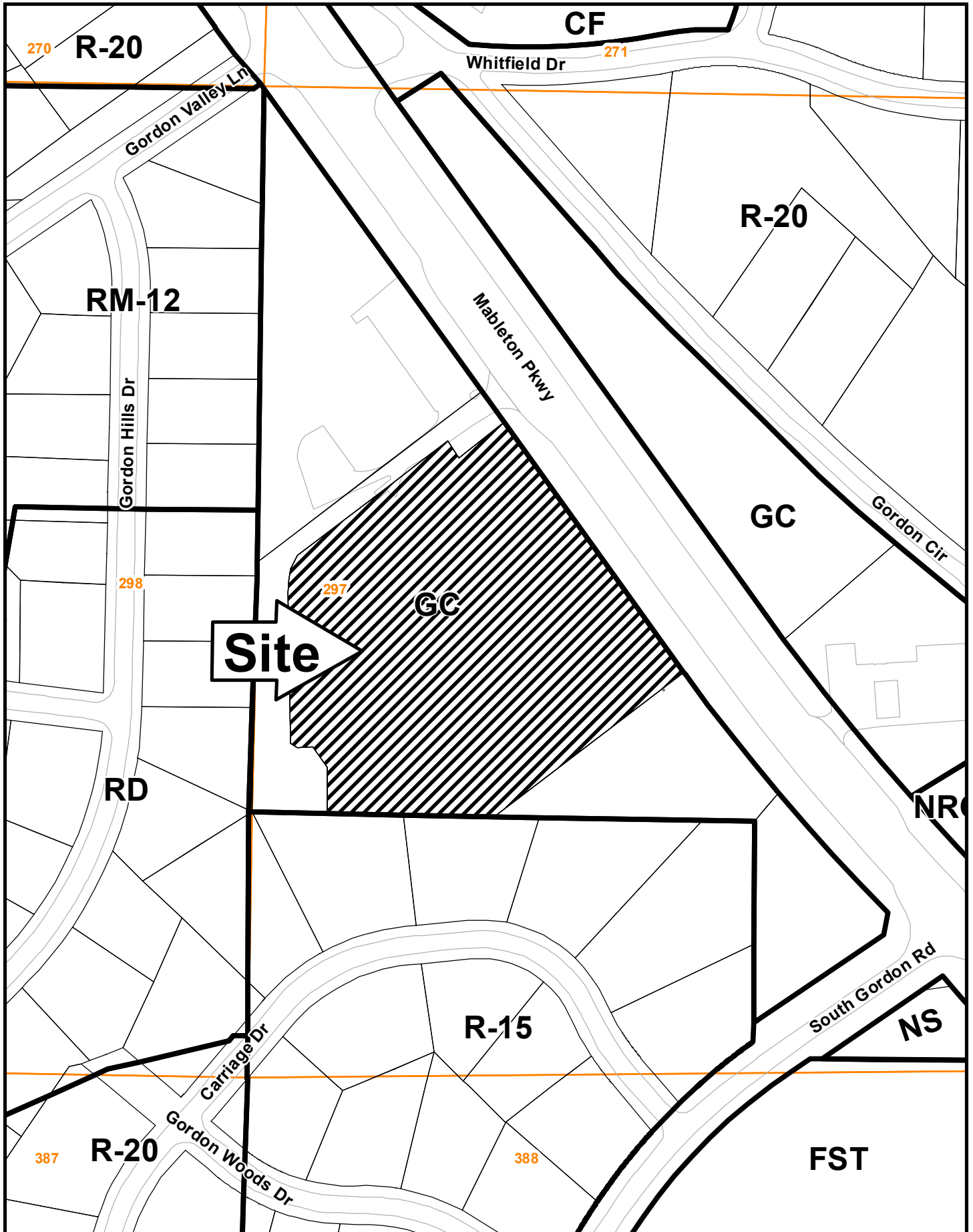
QUICK FACTS

Commission District	4-Sheffield
Current Zoning	GC
Current Use of Property	Undeveloped, wooded lot
Proposed Zoning	OI
Proposed Use	Climate Controlled Self Storage
Future Land Use	NAC
Site Acreage	3.85
District	18
Land Lot	297
Parcel #	18029700400
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS



[Click here to enter text.](#)

Z-59 2022 GIS



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

0 100 200 Feet

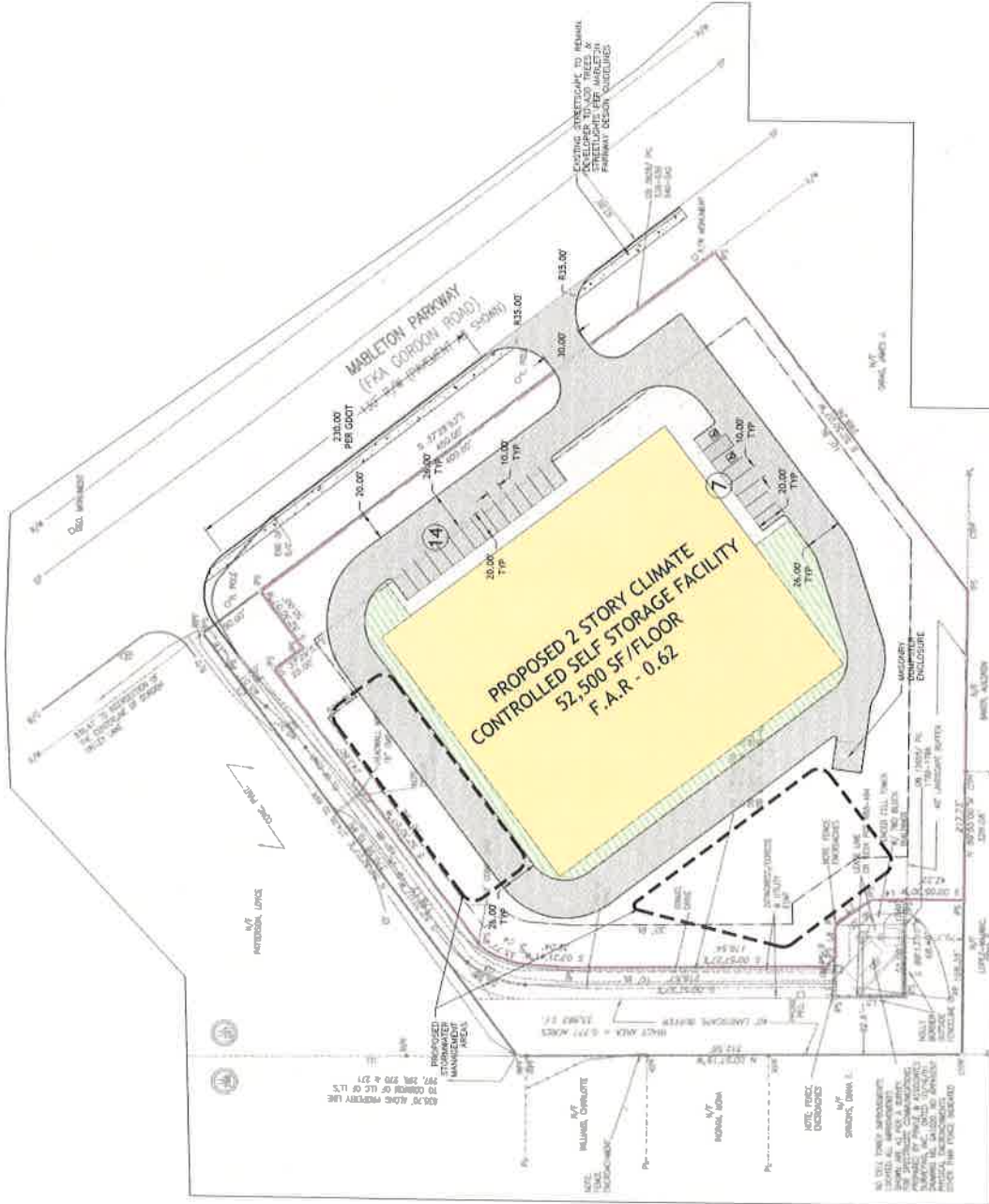
 Zoning Boundary
 City Boundary

SITE DATA		
STREET LOCATION: MABLETON PARKWAY, MABLETON, GA		
SITE AREA: 3.05 AC.		
CURRENT ZONING: SC - GENERAL COMMERCIAL		
BUILDING AREA: 105,000 SF (790 UNITS)		
ZONING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	20,000 SF	10,537 SF
LANDSCAPE REQUIREMENT	N/A	43%
MIN PERVIOUS COVERAGE	N/A	57%
MIN IMPERVIOUS COVERAGE	N/A	0.62
FLOOR AREA RATIO	2.0	40 FT.
BUILDING SETBACKS		
FRONT	50 FT.	77 FT.
SIDE	10 FT.	74 FT.
REAR	30 FT.	84 FT.
LANDSCAPING SETBACKS		
FRONT	20 FT.	20 FT.
FRONT	40 FT.	57 FT.
FRONT SIDE SET	9 FT. x 18 FT.	10 FT. x 20 FT.
DOVE NILE WITH		
DOVE NILE (FOR PARKING)		
PARKING (SEE BELOW)	24 FT	26 FT
SELF STORAGE:		
1 SPACE/780 UNITS		
	10	19 STANDARD
		2 ADA
		21 TOTAL

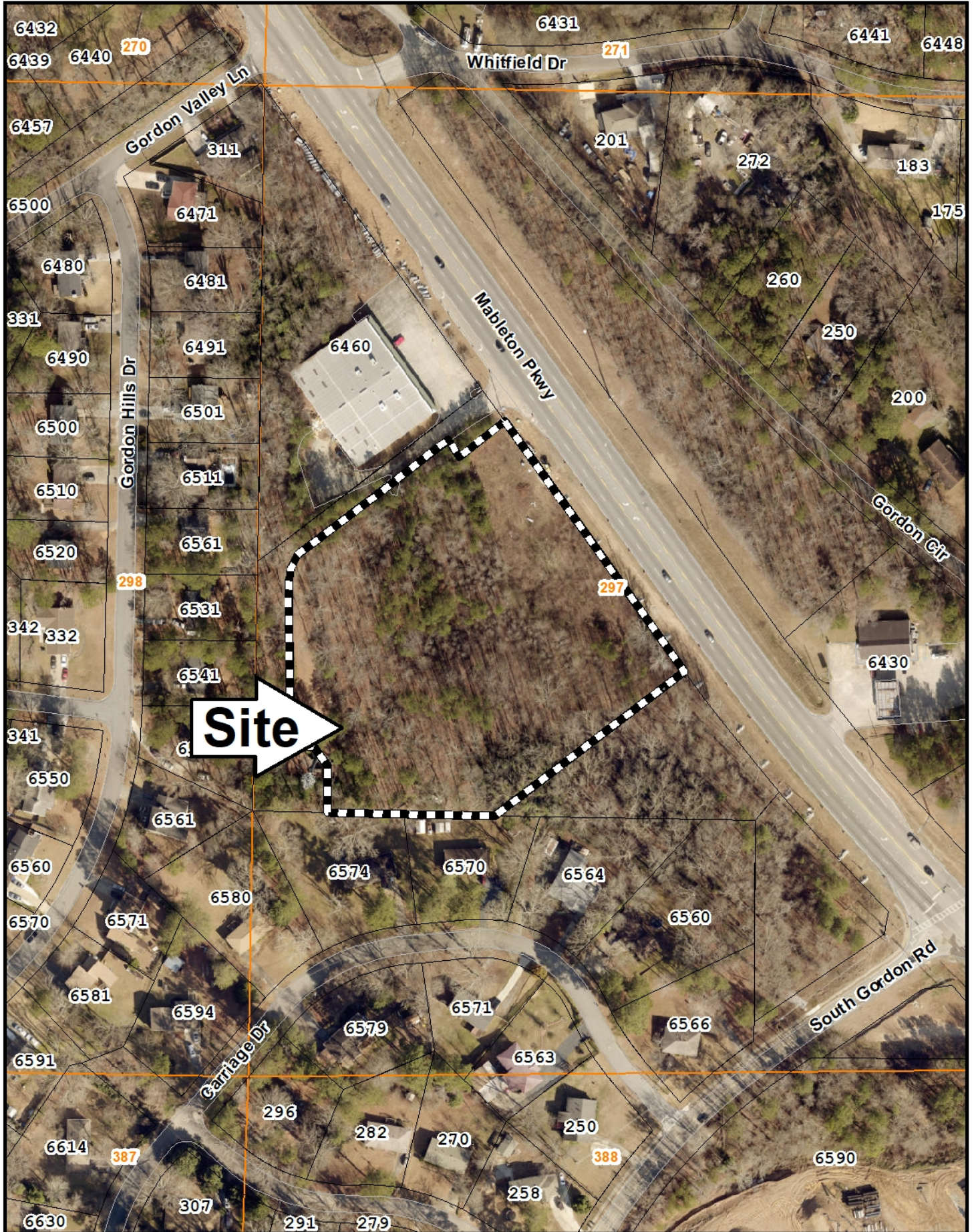
RECEIVED
JUL 7 2022
COURTESY OF CIVILIAN DEV AGENCY
ZONING DIVISION

MABLETON PARKWAY,
MABLETON, GA
CONCEPTUAL SITE PLAN
JUNE 16, 2022

BT STORAGE





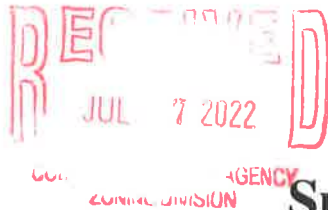
Z-59 Aerial Map



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0 100 200 Feet

 Zoning Boundary
 City Boundary



Application No. Z-59 (2022)

Hearing Dates: PC - 09/06/2022

BOC - 09/20/2022

Summary of Intent for Rezoning*

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): Not Applicable.
- b) Proposed building architecture: Not Applicable.
- c) List all requested variances: Not Applicable.
- _____
- _____
- _____

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Climate Controlled Self-Storage Facility
- b) Proposed building architecture: Traditional two-story, with exterior finish of brick, EIFS, glass, storefront, and combinations thereof
- c) Proposed hours/days of operation: 24/7
- d) List all requested variances: None known at this time.
- _____
- _____
- _____

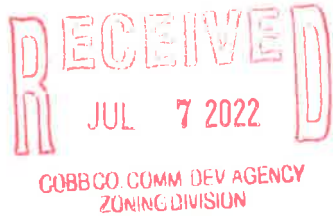
.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

.....
Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?
(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

None known at this time.

*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any portion of the Application for Rezoning, or documentation attached thereto, at any time during the rezoning process.

IMPACT ANALYSIS STATEMENT



Application No.: Z-59 (2022)
Hearing Dates: September 6, 2022
September 20, 2022

Applicant/Titleholder: Glenside Mableton, LLC

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

Analysis of impact of the proposed rezoning with respect to the following:

- (a) Applicant and Property Owner, Glenside Mableton, LLC (hereinafter collectively "Applicant"), is seeking rezoning of an approximately 3.85 acre tract of real property located on the southwesterly side of Mableton Parkway, northwesterly of South Gordon Road, Land Lot 297, 18th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property"). The Subject Property is currently zoned to the General Commercial ("GC"), and is located within a Neighborhood Activity Center ("NAC"), as designated by Cobb County's Future Land Use Map. Applicant is seeking the requested zoning to the Office/Institutional ("OI") zoning classification, together with a Special Land Use Permit, to allow for construction and operation of a climate controlled self-storage facility. The rezoning of the Property is necessary as it cannot be developed to any commercial category without rezoning. Therefore, the proposed rezoning will permit a use of the Subject Property which is more suitable than uses allowed under the existing category.
- (b) This zoning proposal should have no adverse effect on the existing use or usability of adjacent or nearby property. The proposed use of the Subject Property should have no impact on surrounding properties. If approved and developed according to the request, the adjacent and nearby property owners should benefit in increased land values.
- (c) The Subject Property, as presently zoned, does not have a reasonable economic use as the Property cannot be developed for commercial uses without the necessity of rezoning. The proposed zoning will allow for a higher and better use of the Subject Property.
- (d) This zoning proposal will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Commercial development has almost no effect on schools, minimal effect on utilities and transportation facilities. Any effect on traffic should be minimal due to the nature of the business for which this rezoning is sought. The improved roadways in the area will ease any increased traffic without burdensome effects.

- (e) The zoning proposal is in conformity with the Land Use Map of Cobb County, Georgia.
- (f) This zoning proposal is consistent with the current conditions affecting the use of this Property; as well as surrounding properties. The proposed rezoning would allow for a more suitable and economic use without high impact into any adjacent or surrounding properties.