

# Z-69 and SLUP-11 Glenside



## Recommend Denial

If built, this self-storage facility would have a negative impact on adjacent homes.

The narrow, L-shaped parcel is leased to a cell tower. The green line is the driveway to the cell tower. Glenside does not own or control this parcel.



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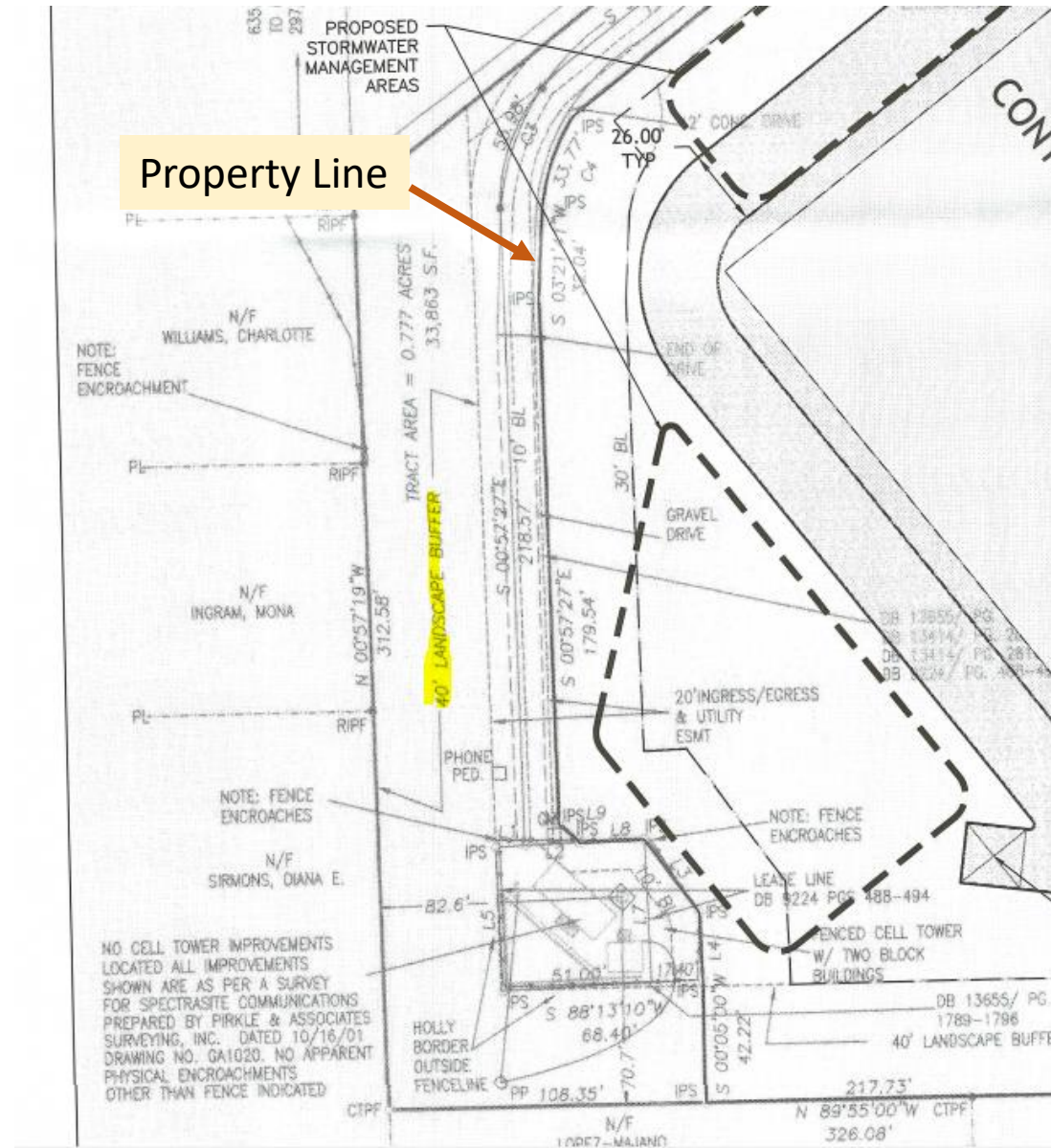
Here is a close-up of the Glenside site plan showing the western property line. The site plan includes the cell tower parcel that Glenside does not own or control.

To the left of the property line is the cell tower property and **that** is where Glenside's 40-foot buffer is located.

Prior zoning application for the cell tower property (SLUP-5, 2013) required a 40-foot buffer with 15 feet planted in flowering trees to protect the homes to the west.

That is sufficient for a rarely-used driveway, but not for a 100,000 sq. ft. storage building.

During that zoning case, it was revealed that the cell tower property had not met prior



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Prior zoning application for the cell tower property (SLUP-5, 2013) required a 15-foot buffer to protect the homes to the west, not 40 feet as shown on the Glenside site plan. We did not locate the enlarged site plan with landscaping in the 2013 zoning minutes.

In 2013, it was revealed that the cell tower property had not met prior zoning stipulations. We have no information about their compliance with the 2013 requirements for this buffer.

This buffer might be sufficient for a rarely-used cell tower driveway, but not for a 100,000 sq. ft. storage building.

The 40 foot landscaped buffer promised in the stipulations letter for homes to the west is not on the Glenside property. Thus, Glenside cannot ensure this protection for the neighboring homes.



SLUP-5

**T-MOBILE SOUTH LLC** (William Wade Coots, or Special Land Use Permit for the purpose of Exp: Equipment Area in Land Lot 297 of the 18<sup>th</sup> District. Located on the southwest side of Mableton Parkway, northwest of South Gordon Road (6462 Mableton Parkway).

To **approve** Special Land Use Permit **subject to:**

- Site plan and **the enlarged site plan showing landscaping** received by the Zoning Division April 4, 2013 (attached and made a part of these minutes)
- Applicant to submit **a landscape plan consisting of flowering trees and shrubs to provide a visual opaque screen for the 15-foot landscape buffer** between all residentially zoned properties and the tower, with plan to be reviewed by the County Landscape Architect and approved by the District Commissioner prior to the issuance of any building permits
- Certificate of Compliance to be issued by the County Arborist prior to any building permits being issued
- Fence to be relocated inside the subject property
- **40 foot setback from residentially zoned property**
- Barbed strand fence or other appropriate devices to prevent unauthorized access
- Fire Department comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations

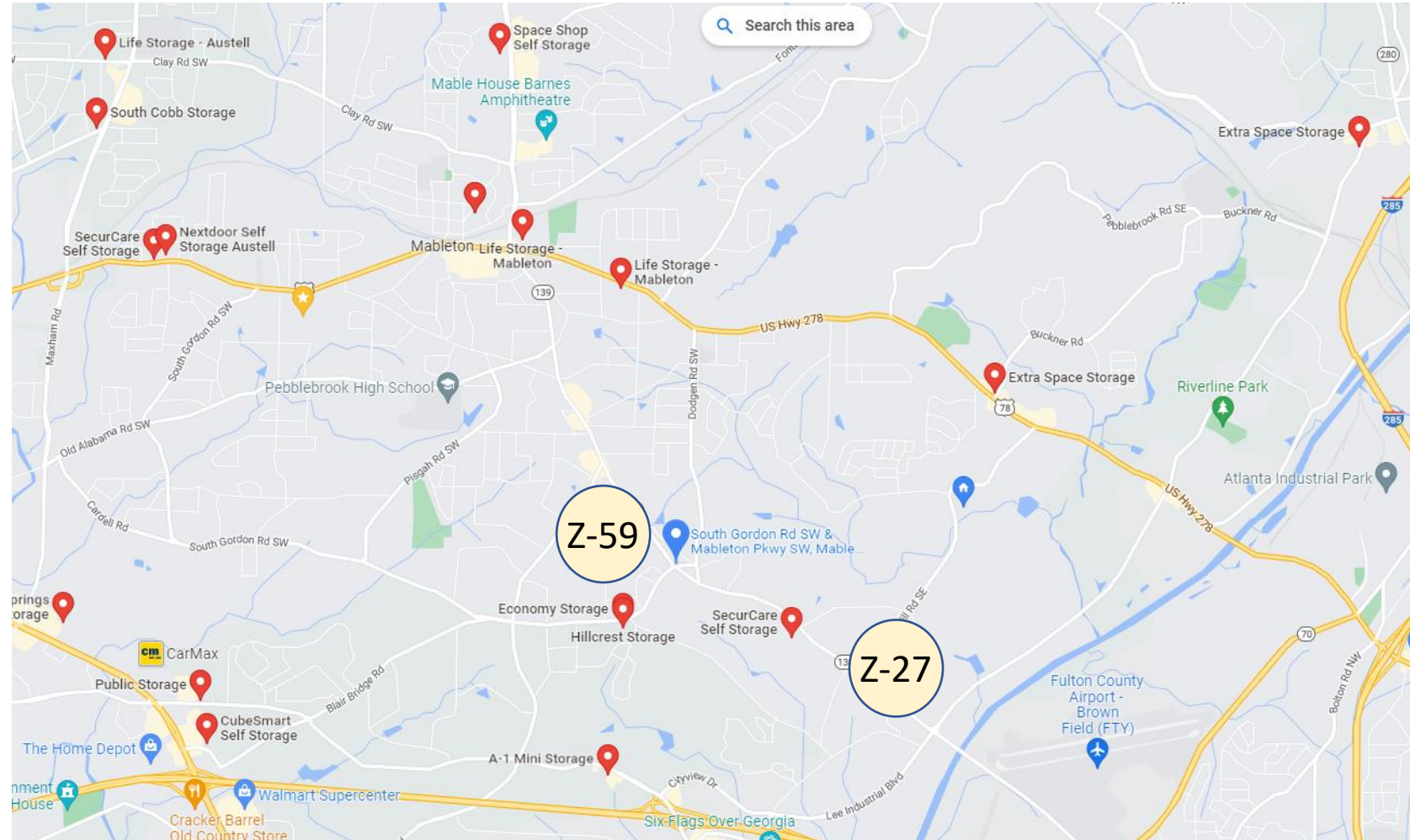
CONSENT VOTE: **ADOPTED** unanimously

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**Mableton and South Cobb are saturated with self-storage facilities**

- Z-59 under consideration today
- Z-27 approved in May
- 16 more self-storage facilities within a 10-minute drive of less than 5 miles

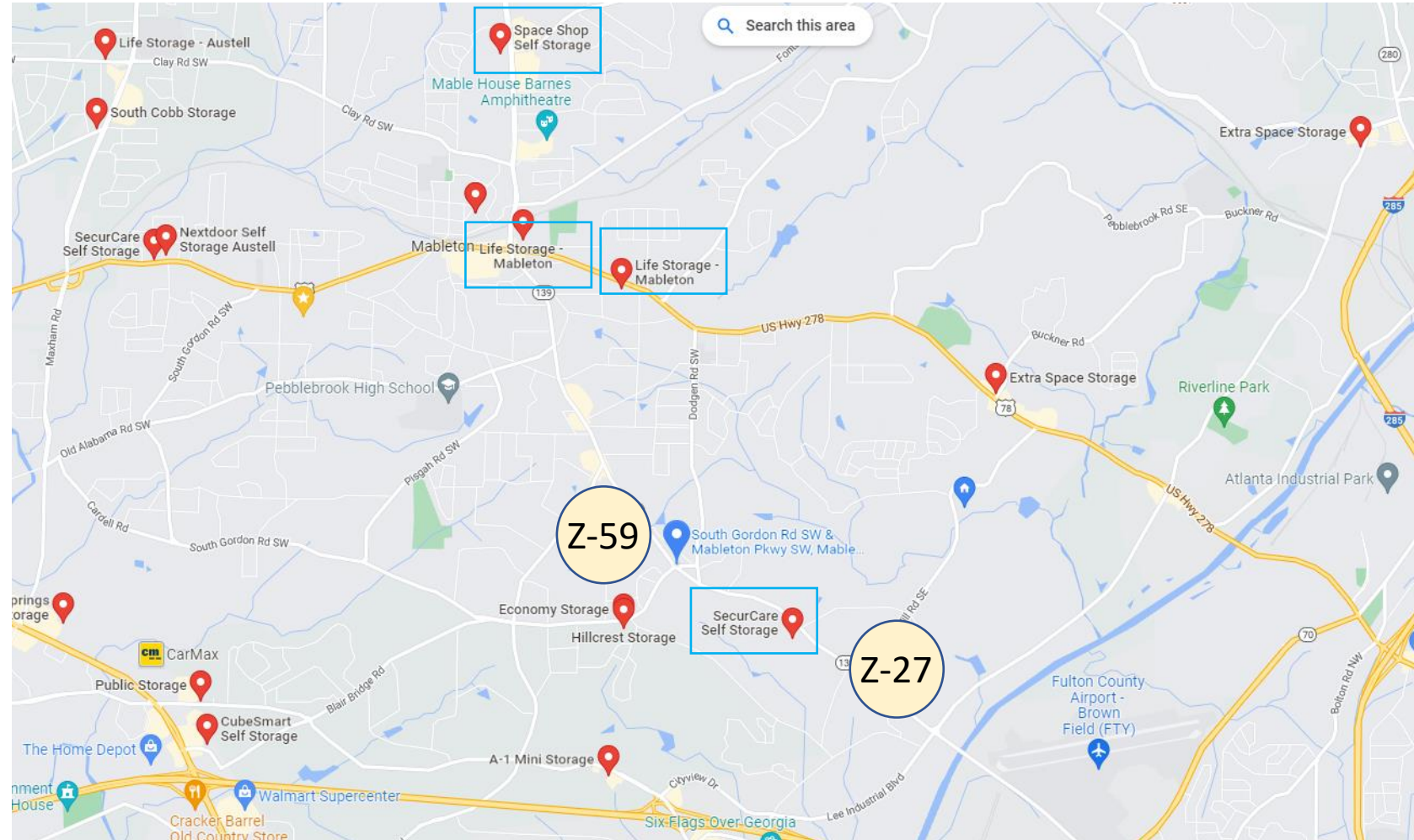


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Telephone survey of four self-storage facilities deemed to be the closest competitors of this one.

They are marked with the blue outlines on the map.





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Our caller asked about availability of storage units for a family member moving to the area “soon” – maybe next week, maybe next month.

- ✓ All had 10x10, 10x15 and 10x20 units available now
- ✓ 2 offered first month free rent
- ✓ 2 said they “had plenty of units”
- ✓ 1 offered to hold a unit free for a month
- ✓ All implied they had plenty of availability
- ✓ None made the usual sales pitch of “get it before it’s gone”

The current self-storage facilities are meeting the needs of our community now and will continue to do so for some time.

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This is also a SLUP application, not just a zoning application. The criteria for a SLUP provide very specific standards that the applicant must prove.



## SLUP Criteria #1

***Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.***

We believe that approval of this application **will** have an adverse impact on the area.

Redevelopment is just beginning along this corridor. Residents needs a wide array of consumer services that don't exist there now. This prominent parcel should not be used for a duplicate service.

Self-storage facilities can not be adapted to other uses. Once built they are a permanent fixture in a community.

An overabundance of self-storage facilities will make it harder for other businesses to find suitable locations along Mableton Parkway.

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## SLUP Criteria #3

***Whether or not the use is otherwise compatible with the neighborhood.***

We believe that approval of this application is **not** compatible with the neighborhood. This redeveloping area needs locations for consumer-oriented businesses that benefit from the high traffic counts along Mableton Parkway. Using this land for a redundant use will squeeze out more desirable businesses and prevent the needed diversity in our commercial areas.



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## SLUP Criteria #4, #5 and #11

***Whether or not quiet enjoyment of surrounding property will be adversely affected.***

***Whether or not property values of surrounding property will be adversely affected.***

***Whether or not adequate landscape plans are incorporated to ensure appropriate transition.***

The homes to the west of the cell tower property will be negatively impacted by the lack of screening between their homes and this large commercial building. The applicant has no ability to enforce the promised 40-foot buffer because it is not on their property. The buffer is a critical component of an appropriate transition.

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## SLUP Criteria #7

***Whether or not the site or intensity of the use is appropriate.***

This is not an appropriate site for this use. High visibility parcels along major corridors should be used for businesses that depend on that visibility and that are not already located in the community. Use of this site for self-storage will negatively impact the community's ability to attract other consumer-oriented businesses not now in the area.

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## ***Deny this application for rezoning and for a SLUP***

- There is not adequate screening or separation between this large warehouse and single-family homes. Such screening can only be accomplished on property that the applicant controls, which would require a new site plan.
- Mableton and South Cobb are saturated with self-storage well beyond market demand. We are not asking you to interfere in the marketplace. We are asking you to ensure a healthy balance of uses so that we can redevelop as a complete community with room for all types of businesses – not just self storage.
- The application does not meet the specific SLUP criteria as we have outlined.

In the 80s and 90s, Mableton was built up with warehouses for home décor, almost all of which are now dark and empty, and a blight in our community. Please don't let self storage repeat this pattern.