



CP180031 - STAFF INFORMAL REVIEW

Notice to Applicant: The informal recommendations are not binding upon the applicant or the County, but are intended to serve as a guide and to advise the applicant in advance of the formal Proposal for Board Consideration of any issues which will or may subsequently be presented to the Planning Commission and Board of Commissioners. The information presented by the County Staff is intended to be used by the applicant during the Applicant Work Time to ensure the applicant is aware of all issues prior to submitting a Proposal for Board Consideration.

PROJECT SUMMARY:

Applicant is requesting to operate a 6,467 sq. ft. warehouse with 15 parking spaces with an open storage yard with 53 parking spaces allowing around the clock operation on 2.88 acres currently zoned Commercial Business District (CBD).

CONCURRENT REQUESTS (E.G. VARIANCES/CUPS):

Applicant is requesting a variance to 1. Reduce the setback abutting Lantern Lane right-of-way from 40 ft. to 7 ft. (UDC Table 12.2); 2. Reduce the setback abutting Browns Bridge Road right-of-way from 40 ft. to 0 ft. (UDC Table 12.2); 3. Reduce the landscape strip paralleling Lantern Lane right-of-way from 10 ft. to 7 ft. (UDC Table 12.2); 4. Reduce the landscape strip paralleling Browns Bridge Road right-of-way from 10 ft. to 0 ft. (UDC Table 12.2); 5. Reduce the zoning setback along the eastern property boundary from 50 ft. to 15 ft. (UDC Table 12.2); 6. Reduce the zoning buffer along the eastern property boundary from 40 ft. to 15 ft. (UDC Table 12.2).

CONTACT INFORMATION:

Applicant:

H. Eugene Barrington
1780 Sawnee Oaks Lane
Cumming GA 30040

Owner(s):

Michael L. Jones

Attorney Representation:

IMPORTANT DATES:

APPLICATION FOR ZONING REVIEW

Date Submitted: 09/06/2018

Zoning Review Meeting Date:

10/03/2018

PROPERTY INFORMATION:

LOCATION:

The property is located at 9420 and 9460 Browns Bridge Road and 9465 Lantern Lane, Gainesville, GA 30506.

SITE CHARACTERISTICS:

Existing structures/partially wooded

BOC District: 5

Current Zoning: CBD

Tax Map & Parcel #'s (PINs):

327-021, 327-028

DRI: No

Watershed: Chattahoochee
River-Lake Lanier

REQUESTED ACTION:

Proposed Zoning:

Min. Heated Floor Area:

Method of Sewage Disposal:

Proposed # of Lots:

Total Acreage: 2.8800

Septic

Min Lot Size:

Proposed # of Parking: 68

Location & Distance to

Units or Lots /Acre:

**Commercial Square
Footage:** 6,467

Sewer/Septic Access:
On subject property

STAFF COMMENTS & POSSIBLE ZONING CONDITIONS:

PLANNING COMMENTS:

This property is designated within the Lanier Character Area.

Variance requests must be added to the application prior to posting Public Participation signs, which are due to the Department within two business days after the Zoning Review meeting. Variance requests must be included on the public participation letter and noted on the signs.

All areas devoted to the outside storage of vehicles, merchandise, and/or equipment not intended for display for public rent, lease, or sale, shall be screened from view from the right-of-way per UDC 12-10.10.

Contact the Historic Georgia Preservation Division at 770-389-7844 to perform an archeology study on the cemetery preservation to ensure there are no additional graves on the northwest portion of the property.

The applicant must address all of the following site plan modifications prior to submitting for Board Consideration:

1. Show and label a 25 ft. rear setback along the eastern boundary abutting the US. Army Corp of Engineers property (UDC Table 12.2) or a variance will be required.
2. Show and label a 10 ft. rear landscape strip along the eastern boundary abutting the US. Army Corp of Engineers property (UDC Table 12.2) or a variance will be required.
3. Note and delineate all variance requests on site plan.
4. Show and label a 10 ft. side setback along the northern side property boundary (UDC Table 12.2).
5. Show and label a 10 ft. landscape strip along the northern side property boundary (UDC Table 12.2).
6. Verify boundary for abutting tax map/parcel number 327-022 is correctly drawn to scale as indicated on the county GIS aerial photography.
7. Note the proposed building coverage (% of lot) and building height (UDC Table 12.2).
8. Show and label open space on the site plan and indicate provided acreage (UDC Table 12.2).
9. Show parking calculations based on warehouse as one per two employees or one per 1,000 sq. ft., whichever is greater (UDC Table 17.1).
10. Indicate a loading area, which shall be a minimum of fourteen (14) ft. wide, by sixty (60) ft. long, with fourteen (14) ft. of height clearance, located to the rear of the building.
11. Revise or remove the acreage indicated on each tax map/parcel number; the individual numbers do not add up to the total acreage.
12. Show and label preliminary and existing locations of storm drainage and structures, if applicable.
13. Show preliminary and existing locations and point of access for major utility lines (e.g. water, gas, electric, etc.).
14. Specify fence materials for each proposed fence type noted on site plan; chain link fencing is prohibited (UDC 12-10.19).
15. Show and label existing right-of-way dimensions for Browns Bridge Road (SR 369) as 100 ft. and proposed as 120 ft.; show and label existing and proposed right-of-way dimensions for Lantern Lane as 60 ft.
16. Show a minimum 200 sq. ft. island at the end of each row of parking.
17. Revise label of 6,467 sq. ft. existing building from office and storage to warehouse.
18. Clearly delineate and label open storage yard.

City of Cumming: None.

Building Inspections: Building plans are required per the procedure outlined on our web page.

Business License: Future businesses will need to apply for a business license.

Health Department: Applicant will need to contact the Environmental Health office at 770-781-6909 to submit a new septic construction application.

Board of Education: None.

POSSIBLE PLANNING CONDITIONS:

None.

ARBORIST COMMENTS:

1. It is the intent of the Tree Ordinance that when trees exist on a site , the required Tree Density should be met with those trees. It appears that little, if any, consideration has been given to incorporating tree save areas into the development of this site.
2. Several large trees exist on site. If they meet the definition of Specimen Trees as defined in the Tree Ordinance , they could result in a substantial recompense planting requirement if they are removed. However, if they are saved they will result in a substantial amount of credit towards the Tree Ordinance requirements .
3. A minimum 200 square foot island is required at the end of each row of parking.
4. The proposed site plan will require the removal of most, if not all, existing trees from this site and provides very little room for replacement planting. Compliance with the Tree Ordinance will be extremely difficult as proposed .
5. The applicant should be advised that this site must meet minimum tree density as required by the Tree Ordinance . Additional land area on the site may be required to be devoted to tree save areas or planting areas at the time of site development.

ENGINEERING COMMENTS:

Review Date: 10/03/18

Road Name: Browns Bridge Road (SR 369) Classification: Major Arterial
Existing R/W: 100' Proposed R/W: 120'

Road Name: Lantern Lane Classification: Local
Existing R/W: 60' Proposed R/W: 60'

Traffic Considerations:

Anticipated Traffic Generation Rates from S/D: N/A

No traffic study will be required unless recommended improvements are not incorporated into construction plans .

Recommended Improvements: Per GDOT requirements and/or Forsyth County Ordinance # 101.

Stormwater Considerations: All developments must comply with Ordinance 75, Stormwater Management and Ordinance 55, Flood Damage Prevention.

POSSIBLE ENGINEERING CONDITIONS:

1. Owner/Developer shall dedicate 60' from centerline on Browns Bridge Road (SR 369) as part of site development or when needed for road improvement project as determined by GDOT and/or the Department of Engineering.

STATE WATERS COMMENTS:

No state waters are present.

WATER & SEWER COMMENTS:

Review Date: 24 September 2018
Road Name: Browns Bridge Road
Water Service and Location: 8" water on Brown's Bridge Road
Receiving Sewer WRF: NA. No sewer service currently exists to this parcel. Lanier basin.
Comments: Applicant shows proposed septic waste disposal.

POSSIBLE WATER & SEWER CONDITIONS:

None.

NRCS COMMENTS:

Property contains Cecil fine sandy loam, steep phase soils. Make sure all erosion control practices are properly installed and maintained to prevent sediment runoff into nearby state waters .

INFORMAL RECOMMENDATION:

Based upon the information submitted in this application:

Non-supportive based on variances and the intensity of use due to the amount of open storage and around the clock operation.

PROCEDURES:

Please be aware of the following important information:

APPLICANT WORK TIME INFORMATION

Your Applicant Work Time starts on **10/04/2018** and will extend through **04/01/2019**. During the Applicant Work Time, it is the applicant's responsibility to fully implement the public participation plan. It is also in the applicant's best interest to try to work with both the Planning Commissioner and the District Commissioner. Staff is also available to answer any questions about the process and to assist in any way.

POSTING ORANGE PUBLIC PARTICIPATION SIGNS

You must post your orange public participation signs by **10/04/2018**, and submit your notarized affidavits the following day. The sign affidavit with photos shall be submitted to the Department of Planning & Community Development by 5:00 p.m. on the 2nd business day after the Zoning Review Meeting. The submittal may be either hand-delivered or scanned and emailed to the Zoning Administrator with all appropriate documentation.

FINISHING APPLICANT WORK TIME (OPTIONS)

Once in the Applicant Work Time process, the Applicant can choose one of three (3) options:

(1) Submit a Proposal for Board Consideration - Although it is not required, it is recommended that you schedule an appointment with the Zoning Administrator to submit your Proposal for Board Consideration.

(2) Make a Major Change to the Application - If the applicant chooses to modify the original application for any of the below specified reasons, the applicant may have to resubmit an Application for Zoning Review.

- (a) Any change which results in a more intense land use;
- (b) Any change in method of sewage treatment;
- (c) Any change in use or housing type;
- (d) Any change in the boundary of the subject property (not including minor surveying inconsistencies);
- (e) Adding variances or conditional uses;
- (f) 10% or greater increase in the number of lots;
- (g) 10% or greater increase in the density;
- (h) 10% or greater decrease in the amount of open space; or
- (i) As specified by the Director.

(3) Withdraw the Application - Anytime during the Applicant Work Time, an applicant can withdraw the application without prejudice.

QUESTIONS

If you have any questions about the Unified Development Code, the process, or anything else, please contact the Department of Planning & Community Development at (770) 781-2115 ext. 4568. It is in everyone's best interest to ask early in the process.