



ZA3964 - 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 rezone from Agricultural District (A1) to Restricted Industrial District (M1) on 4.996 acres with a Conditional Use Permit (CUP) for a 31,600 sq. ft. climate-controlled self-service storage building with 10 parking spaces, courtyard self-service storage buildings totaling 19,200 sq. ft. with 7 parking spaces and an open storage yard with 64 parking spaces conducting around the clock business.

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

Applicant is requesting a variance to 1. Reduce the side setback along the western property boundary adjacent to tax map/parcel 254-035 from 15 ft. to 0 ft. (UDC Table 14.2); 2. Reduce the landscape strip on the western property boundary adjacent to tax map/parcel 254-035 from 6 ft. to 0 ft. (UDC 14-4.13); 3. Reduce the separation distance between self-service storage businesses from $\frac{3}{4}$ mile to $\frac{1}{4}$ mile (UDC 16-4.25(G)); 4. Increase the hours of operation to allow access between midnight and 5:00 a.m. (UDC16-4.26(F)).

CONTACT INFORMATION:

Applicant:

North Lanier Boat RV Storage, LLC
303 Oxcroft Street
Cary NC 27519

Owner(s):

Ravindra Raju Mantena

Attorney Representation:

Lipscomb, Johnson, Sleister, Dailey &
Smith, LLP
Attorney - Christopher Light
112 N Main Street
Cumming GA 30040
770-887-7761

IMPORTANT DATES:

APPLICATION FOR ZONING REVIEW

Date Submitted: 12/06/2019

Zoning Review Meeting Date: 01/02/2020

PROPERTY INFORMATION:

LOCATION:

The property is located southeast of Keith Bridge Road approximately 650 ft. northeast of the intersection with North Industrial Drive.

SITE CHARACTERISTICS:

Wooded/Undeveloped

BOC District: 4

Current Zoning: A1

Tax Map & Parcel #'s (PINs):
254-019

DRI: No

Watershed: Chattahoochee
River-Lake Lanier

REQUESTED ACTION:

Proposed Zoning: M1

Proposed # of Lots:

Min Lot Size:

Units or Lots /Acre:

Min. Heated Floor Area:

Total Acreage: 4.9960

Proposed # of Parking: 81

**Commercial Square
Footage:** 50,800

Method of Sewage Disposal:

Septic

**Location & Distance to
Sewer/Septic Access:**

On subject property

STAFF COMMENTS & POSSIBLE ZONING CONDITIONS:

PLANNING COMMENTS:

This property is designated within the North Georgia 400 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 within the public participation letter and noted on the signs.

All areas devoted to the outside storage of vehicles, merchandise, and/or equipment shall be screened from view from the right-of-way of the highway or major street along the entire property frontage. Screening may be accomplished by a natural vegetative buffer, an earthen berm, a 100% opaque, solid wooden fence or wall, or combination of these screening methods. The use of low-lying landscaping that does not screen the storage areas from view from the public right-of-way shall not be deemed to comply with this requirement (UDC 14-4.8).

Fencing adjacent to a public right-of-way shall be required for self-service storage mini-warehouses, in the form of an architecturally finished wall (UDC 16-4.25(D)).

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

1. Relocate the 25 ft. front landscape strip along Keith Bridge Road so it is behind the powerline easement or a variance will be required; the septic and climate-controlled storage building must be relocated outside of the revised landscape strip location (UDC Table 14.2).
2. Note and delineate all variance requests so they are congruent with the application.
3. Relocate the stormwater facility out of the buffer (UDC 18-10.3).
4. Show and label a minimum 200 sq. ft. island at the end of each row of parking; the entrance gate and Knox Box will have to be relocated.
5. Revise the proposed buildings so they are to scale and congruent with the square footage listed for each building.
6. Identify the location of the 4 non-covered RV/Boat storage spaces or remove the note from the Site Analysis Table.
7. Remove "non-climate controlled" from the courtyard mini-warehouse buildings and revise the labels on each building; indicate the location of the doors.
8. Show parking calculations based on one parking space per facility manager, plus one parking space per each forty storage units (UDC Table 17.1). The number of parking spaces on the application and the site plan shall be congruent.
9. Show and label existing right-of-way dimensions for Keith Bridge Road as 80 ft. and proposed as 150 ft.; revise setbacks and buffers so they are measured from proposed right-of-way.
10. Show and label preliminary and existing wastewater facilities including areas reserved for septic tank(s); remove indication of a sewer point of connection if the application is proposing septic.
11. Add a note indicating that no individual storage unit shall exceed 800 sq. ft. (UDC 16-4.26(B)).
12. Address performance standards for electromagnetic interference, glare and heat, noise, odor, smoke and particulate matter and vibration performance standards on the site plan or in a supporting document (UDC Table 14.2).
13. Add a note indicating the covered Boat/RV storage will have a roof with no sides.

City of Cumming: None.

Building Inspections: Building plans are required per the procedure outlined on our website; this project will require a Commercial Plan Review.

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

Health Department: None.

Board of Education: None.

POSSIBLE PLANNING CONDITIONS:

1. Development shall be substantially in accordance with the site plan on file in the Department.

ARBORIST COMMENTS:

1. This site is heavily wooded. 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. Compliance with the required tree density may be difficult on this parcel as currently designed. 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.
4. The front landscape strip along Hwy 306 needs to be located behind the powerline easement in order to provide room for the required trees.
5. The Stormwater Pond may not encroach within the exterior buffer.
6. A tree is required at each end of the parking lot. There is not room to accommodate the required tree where the gate and Knox Box are proposed.

ENGINEERING COMMENTS:

Review Date: 01/02/20

Road Name: S.R. 306 (Keith Bridge Road) Classification: Major Arterial
Existing R/W: 80' Proposed R/W: 150'

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 Georgia DOT 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 right of way of 75' from centerline of SR 306 (Keith Bridge Road) as part of site development or when required for road improvement project as determined by GDOT or Forsyth County Department of Engineering. Contact Shane Giles, GDOT District Traffic Operations Supervisor, for SR 306 road improvement requirements.

STATE WATERS COMMENTS:

There are no state waters present.

WATER & SEWER COMMENTS:

Review Date: 12 December 2019
Road Name: Parcel 254-019; Keith Bridge Road
Water Service and Location: 12" water main on Keith Bridge Road.
Receiving Sewer WRF: NA - Septic.
Comments: Boat Storage Facility.

POSSIBLE WATER & SEWER CONDITIONS:

None.

NRCS COMMENTS:

The property contains Gb (gullied land, acid material) Madison and Lloyd, gently sloping phase soils. Install appropriate BMP's when construction begins.

INFORMAL RECOMMENDATION:

Based upon the information submitted in this application:

Supportive of the use without variances #1, #2, #3 and #4 and non-supportive of the Conditional Use Permit (CUP) to conduct around the clock business.

PROCEDURES:

Please be aware of the following important information:

APPLICANT WORK TIME INFORMATION

Your Applicant Work Time starts on **01/03/2020** and will extend through **06/30/2020**. 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 **01/03/2020**, 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.