



## Forsyth County Department of Planning & Community Development

**DATE:** March 4, 2020

**TO:** Forsyth County Board of Commissioners

**FROM:** Forsyth County Planning Commission

**RE:** Rezoning Application Number: **ZA3964**  
Application Name: **North Lanier Boat RV Storage, LLC**  
Commission District: **4**  
Acres: **4.996 acres**  
**Rezone from Agricultural District (A1) to Restricted Industrial District (M1) with a Conditional Use Permit (CUP) for a 31,600 sq. ft. climate-controlled self-service storage building and courtyard self-service storage buildings totaling 18,000 sq. ft. with 11 parking spaces and an open storage yard with 55 parking spaces conducting around the clock business.**

Tax Map: **254** Parcel Number(s): **019**

As a result of the meeting held on February 25, 2020, the Forsyth County Planning Commission voted with five members in favor (Guy, Dineen, Hammond, Hill and Thorsen) to recommend APPROVAL of **ZA3964 – North Lanier Boat RV Storage, LLC** to rezone from Agricultural District (A1) to Restricted Industrial District (M1) with a Conditional Use Permit (CUP) for a climate-controlled self-service storage building and courtyard self-service storage buildings and an open storage yard conducting around the clock business with the following variances and conditions:

### VARIANCES:

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 16-4.26(G)).
4. Increase the hours of operation to allow access between midnight and 5:00 a.m. (UDC 16-4.26(F)).

CONDITIONS:

1. Development shall be substantially in accordance with the site plan on file in the Department.
2. Around the clock operation is limited to climate-controlled self-service storage, courtyard self-service storage and an open storage yard as requested in the application.
3. 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.
4. The storage of unregistered vehicles or unregistered boats, junk vehicles, and construction vehicles and equipment, is prohibited. No authorized vehicle or boat shall be stored anywhere on site except for their leased covered storage slip.
5. Outside storage of personal property, trash, junk or any items other than boats/marine crafts or vehicles is prohibited.
6. Open storage and self-service storage areas shall be secured by fencing and personalized access gates limited to bona fide customers.
7. There shall be outside security cameras installed for 24-hour surveillance. The cameras shall always be maintained and operational.
8. All fronts of self-service storage mini-warehouses shall be screened from view of any public rights-of-way.

Sincerely,



Secretary, Forsyth County Planning Commission