



Meeting Minutes
Planning & Zoning Commission Public Hearing

Monday, February 24, 2020

7:30 PM

Council Chambers | 4488 Pineview Drive

Pre-meeting at 7:00 PM

1. Call to order/ Roll Call.

The meeting was called to order at 7:34 by Chair. Attendance: Johnnie Purify, Wanda McDaniel, Raja Antone, Randal Madison, Jim Taylor, Jo Aubry. Absent: Roy Wade. Tina Garver and Shauna Wilson Edwards (Staff) was also in attendance.

PZ MIN
20-001

Minutes - December 16, 2019, Work Sessions and Public Hearing

Public Comment: No comment

A motion was made by Raja Antone, seconded by Jim Taylor, that this P&Z Minutes be approved. The motion carried by the following vote:

Yes: 6 - Johnnie Purify, Wanda McDaniel, Raja Antone, Randall Madison, Jim Taylor, and Jo Aubry

PZ 19--030

PZ 19-030
Special Use to allow a Self-Service Storage facility along CH James Parkway in CRC zoning district
Land Lot 825, 19th District, Powder Springs, GA

Applicant, Adam Goldstein presented case

PUBLIC COMMENT: Five (5) members of the Sweetwater Landing subdivision spoke in opposition of the request.

This Special Use was approved with the following conditions:

1. A Special Use approval to allow a Self-Service Storage Facility, Climate Control Facility in the Community Retail Commercial (CRC) zoning district on approximately 2.83 acres. Self-Service Storage Facility may not exceed three-stories high and may not exceed 579 storage units. The structure must be a minimum of two stories and may not exceed three stories in height.
2. That the approval of this Special Use is not limited to the applicant and is transferable to any other self-storage business or subsequent owner.
3. Violation of the conditions of approval will render the approval null and void.
4. Self-Service Storage Facility, Climate Control must meet the most updated Specific Use provisions outlined in Article 4 of the Unified Development Code. Please see attachment for existing provisions.
 - a. The maximum Floor Area Ratio (FAR) shall not exceed 0.70.

- b. Lighting plan provided is subject to review by the Community Development Director prior to the issuance of the Land Disturbance permit.
- c. The hours of operation for the Self-Service Storage Facility, Climate Control offices shall be from 8:00 a.m. until 7:00 p.m. (Monday-Saturday) and from 1:00 p.m. until 6:00 p.m. on Sundays. Access to the building shall be between the periods 6:30 am to 10:00 pm. Access to the Self-Service Storage Facility, Climate Control building shall be facilitated with entry being via keycards and/or punch code pads. Site must be equipped internally and externally with security cameras.
- d. The screening requirement for loading areas must be reviewed and approved by the Mayor and Council. Loading area is reviewed and approved by this application.
5. Signage for the proposed development shall include ground-based, monument style signage subject to design review and must be consistent with the Unified Development Code.
6. The architectural style, composition and design of the proposed buildings shall be in substantial conformity to the Unified Development Code. Said renderings/elevations shall depict exterior materials on all four (4) sides of the buildings consisting of brick, stone, and other cementitious-type components. There shall be a minimum of 80 % brick on all sides except for the rear facing Sweetwater townhomes which is allowed a minimum of 50% brick. EFIS will not be permitted, except for in the cornice as shown on the attached plans.
7. EFIS will not be permitted, except for in the cornice as shown on the attached plans.
- a. Any exposed areas of the building need to contain brick and elements to break up the blank façade. The flat roof, if permitted must be screened from view from the right-of-way and residential properties. The design is approved as part of this application and must be substantially in accordance with the plan dated 1-27-2020. Changes to increase brick or stone or add screening to the roof may be approved by the Community Development Director.
8. No outdoor storage is approved as part of this application.
9. Signage shall be placed to ensure that truck traffic does not turn left out of the storage facility into the Sweetwater residential development.
10. There shall be no 18-wheelers allowed at this facility. This shall be drafted into the agreement (owner/occupier) and provided to the City before a certificate of occupancy is issued; Agreement must also be furnished indicating no 18-wheelers allowed to the City in the event of a change in ownership before obtaining a business license from the City.
11. A minimum of 1,166 sf be maintained for retail or service uses. The following uses are not permitted: nursing care facilities, armored car services, coin operated laundries, daycare centers, convenience food stores, gasoline stations, pharmacies/drug stores and drive through restaurant. All other uses must be in compliance with the CRC zoning district as outlined in the permitted and Special Use Table (Table 2-3 of the UDC).
12. The site shall be designed so that water does not flow downhill into the townhouse community.
13. A local crime study and local property value study indicating the effects of self-storage facility and its local environs shall be completed and presented to the Mayor and Council.

Yes: 4 - Johnnie Purify, Raja Antone, Randall Madison, and Jim Taylor

No: 2 - Wanda McDaniel, and Jo Aubry

PZ 19--031 Variance Application: Table 2-4 (Dimensional Requirements for Mixed Use and Non-residential Zoning Districts), Section 12-52 (Front Landscape Strip) and Section 4-266 (Self-Service Storage Facility, Climate-Controlled) of the Unified Development Code to construct a self-service storage facility along CH James Parkway on property located within the Community Retail Commercial (CRC) zoning district within Land Lots 825.

The applicant, Adam Gold Stein Presented

PUBLIC COMMENT: Five (5) members of the Sweetwater Landing subdivision spoke in opposition of the request.

A motion was made by Jim Taylor, seconded by Raja Antone, that this variance be approved with conditions stated below:

- 1. Approval to vary front landscape along right-of-way (Section 12-52 (b); (d); Table 2-4). A 10 foot landscape strip must be provided alongside the building facing CH James parkway and must be indicated on landscape plan during Site Plan review.**
- 2. Approval to vary Section building height and view shed (4-266 (a)) of the Unified Development Code. The building height of the self-storage facility must be compatible with surrounding buildings, subject to design review by Mayor and Council. The design of the building shall appear consistent in scale to the adjacent townhome development.**
- 3. Approval to vary Floor Area Ratio (F.A.R) of 50%. The F.A.R may not exceed 70%.**
- 4. Approval to reduce the rear building setback from 50 feet to 40 feet (Table 2-4).**
- 5. The landscaping strip in the rear buffer (40 foot buffer) will be enhanced to include 25% additional landscaping above the Unified Development Code requirements.**

Yes: 4 - Johnnie Purify, Raja Antone, Randall Madison, and Jim Taylor

No: 2 - Wanda McDaniel, and Jo Aubry

5. Adjourn 8:50 PM