

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-19

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: November 25, 2024

Recommendation (x)

Policy/Discussion ()

BUDGET IMPACT: N/A

Report ()

FUNDING SOURCE: () Annual () SPLOST () Capital (X) N/A

ACTION REQUESTED ON:

REZ-2024-19 U-Haul
3871 Inner Perimeter Rd ~5.0ac,
R-10 to C-G, City Utilities

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on a portion of the subject property from R-10 (Suburban Density Residential) zoning to C-G (General Commercial) zoning. The general motivation for the rezoning is to allow the properties to be combined and used for a self-storage center. The subject property contains ~5acres, possesses road frontage on Inner Perimeter Road, a State maintained highway, is within the Urban Service Area, and Neighborhood Activity Center Character Area, which recommend C-G zoning as appropriate.

The applicant has also applied for a Variance to the Supplemental Standards for Self-storage Facilities in Section 4.03.21 of the ULDC as it pertains to 1) building height 2) lot size and 3) front yard setbacks

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land use, the availability of City utilities, the location on a principal arterial, and therefore recommends approval of the request for C-G zoning with the following conditions:

- 1) Any structure over thirty-five (35) feet in height shall be void of windows and/or reflective surfaces along their northern elevations.
- 2) All lighting shall be directed on-site and away from residentially zoned properties
- 3) There shall be no reduction in the minimum buffer area requirements of Section 4.07.06

OPTIONS: 1. Approve 2. Approve with Conditions 3. Table 4. Deny

RECOMMENDATION: Option 2

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: _____