



AGENDA

Town of Tyrone Planning Commission

October 5, 2018 | 7:00 pm | Regularly Scheduled Meeting

Commissioners & Staff

Jeff Duncan, Vice Chairman | Carl Schouw, Commissioner | David Nebergall, Commissioner | Dia Hunter, Commissioner | Scott Bousquet, Commissioner | Phillip Trocquet, Planning & Development Coordinator | Patrick Stough, Town Attorney

- | Order | Item |
|-------|---|
| I | Call to Order |
| II | Approval of Agenda |
| III | Approval of September 13th, 2018 Minutes |
| IV | Public Hearing <ol style="list-style-type: none">1. Consideration of a text amendment application from applicant Brett Vincent regarding Section 113-190, pertaining to “Conditional Use Approval,” of Article VII of the Zoning Ordinance of the Town of Tyrone, to alter subsection ‘b’, paragraph (59), subparagraph ‘b’ to state the following: “Development with visible exterior “drive-up” doors shall be limited to a single story. Development with all indoor storage units only accessible through interior corridor hallways shall be limited to two stories with an interior mezzanine level that is not visible to the right-of-way.” Phillip Trocquet, Planning & Development Coordinator |
| V | New Business |
| VI | Staff Comments |
| VII | Commission Comments |
| VIII | Adjournment |



Town of Tyrone Staff Report – 10/11/2018

Contact: ptrocquet@tyrone.org

Subject: Brett Vincent Text Amendment Application

- A. Background/History:** Mr. Brett Vincent applied for a replat and rezoning of parcel 0736-060 on June 7th of this year for the purposes of locating a climate controlled self-storage and office facility on the roughly 3-acre combined tract. Since the approval of the zoning to M-1 (Light Industrial) and final plat, Mr. Vincent has been developing a final site plan for submission which preliminarily proposes a two-story structure.

The Town of Tyrone Zoning ordinance places self-storage warehouses as a conditional use in the M-1 district. Condition 'b' for Self-Storage warehouses states that "the development shall be limited to a single story." Mr. Vincent has subsequently submitted a petition to alter this section (Section 113-109 of Article VII) in the Town's ordinance. Mr. Vincent's proposed language for subsection 'b', paragraph (59), subparagraph 'b' of Section 113-190 of Article VII of the Zoning Ordinance is as follows:

- *Development with visible exterior "drive-up" doors shall be limited to a single story. Development with all indoor storage units only accessible through interior corridor hallways shall be limited to two stories with an interior mezzanine level that is not visible to the right-of-way.*

- B. Findings:** The proposed text amendment would apply to the entire M-1 district and not exclusively to Mr. Vincent's property located at the corner of Rockwood and Senoia Rds. This text amendment petition is not a request to increase the height restriction for buildings in the M-1 district which shall remain 35', but a modification to the conditions for self-storage facilities which requires developments remain a single story. This is the only conditional use in the M-1 district that limits the number of floors or stories for a development. The full conditions for self-storage facilities can be found in attachment 2.

- C. Summary:** It is staff's opinion that the original subject of the ordinance in this section pertained to traditional self-storage facilities with drive up doors. The perceived intent was to limit the aesthetic impact and scale of the facility as to not cause nuisance to adjoining property owners. The proposed language seems to preserve the original intent of the ordinance which limits the aesthetic impact of the proposed development by making it look similar to other structures found in the M-1 (Light Industrial) district.

Given the existing development regulations, such as large setbacks from roads, screening requirements, height requirement, and lighting requirements, as well as the scale and intensity of existing uses permitted in the M-1 district, the proposed text amendment seems consistent with the zoning ordinance and M-1 district regulations. This text amendment is also consistent with the goals and objectives of the Comprehensive plan. Staff recommends approval.

Attachment 1

Text Amendment Application

From: Text Amendment Application
To: permits.tyrone@gmail.com
Subject: New submission from Text Amendment Application for a Text Amendment
Date: Friday, September 28, 2018 12:44:06 PM

Applicant Information

Name

Brett Vincent

Organization

Gatekeeper Self Storage, LLC

Address



[Map It](#)

Email

brett.vin22@gmail.com

Phone



Text Amendment Petition

Subject:

Self Storage Warehouses

Section(s) of the Zoning Ordinance to be amended:

Special Conditions (59) Self-Storage Warehouses (M-1) line b.

Please state the current provisions of the text to be affected by the amendment.

The development shall be limited to a single story

What is the proposed wording of the text change?

b. Development with visible exterior "drive-up" doors shall be limited to a single story. Development with all indoor storage units only accessible through interior corridor hallways shall be limited to two stories with an interior mezzanine level that is not visible to the right-of-way.

Please state the reason for the amendment request.

An indoor climate-controlled facility with all doors and hallways on the interior has no particular impact, visual or otherwise, on the surrounding area. Traffic is very light, storage doors are not visible, and there are no pollution or noise issues.

The exterior of our proposed storage facility will look about like any other M-1 appropriate metal building structure under 35' tall, and comply with all other ordinances.

The visual impact of a traditional "drive-up" self-storage building with exterior doors does warrant visual screening that should not apply to an all indoor climate controlled facility.

The second story of an indoor storage facility utilizes an interior mezzanine level that is invisible from the exterior. If any boats or campers are stored at the facility, those would be visually screened from the right

of way, in accordance with the ordinances.

Master Plan/Zoning Ordinance

Explain how the proposed Text Amendment is consistent with the purpose and intent of the Town's Comprehensive Plan, Future Development Map, and Zoning Ordinance.

The M-1 zoning map provides a means of economic growth and visually attractive land development in the Shamrock Industrial Park area.

The intent of the single-story conditional use limitation seems to center on controlling the negative visual impact of long rows of exterior roll up doors typically seen on traditional "drive-up" storage facilities. This text amendment preserves that language and intent.

Explain how the proposed Text Amendment will enhance the functionality or character of future development in the Town of Tyrone.

As written the code does not differentiate between the traditional "drive-up" self-storage buildings with exterior doors vs. an indoor climate-controlled facility with all interior hallways and doors. Functionally this creates an unnecessary limitation on development of a nice facility which will greatly enhance the visual look of the Rockwood / Senoia road intersection.

Describe how the proposed Text Amendment will protect the health, safety, and general welfare of the public.

The text amendment will preserve the intent and spirit of the original authors. Storage buildings with exterior storage doors will be limited to single story.

Environment & Other

Explain how the proposed Text Amendment is needed to correct an error or omission in the original text.

The amendment will differentiate between climate-controlled vs. "drive-up" self-storage which has exterior doors that are difficult to screen.

Describe how the proposed Text Amendment will address a community need in physical or economic conditions or development practices.

Market study shows the "un-met" demand for climate controlled self-storage is around 200,000 sf, and demand is growing with McDuff Parkway development. This self-storage development has potential for 50,000 sf on a single story, or 100,000 sf utilizing an interior mezzanine 2nd level.

Certification

By checking the box below, the petitioner states that he/she has read, understands and has completed this application.

- Petitioner Certification

Attachment 2

Conditional Use Approval (Redlined)

M-1 District Regulations

Sec. 113-190. - Conditional use approval.

Conditional uses include certain uses which are allowed in a particular zoning district provided that all conditions specified under this section are met. The zoning administrator shall issue a conditional use permit for each use listed below upon compliance with all specified conditions and approvals by the appropriate town/county officials.

- (a) *Special regulations* . Prior to the issuance of development and/or building permits, a site plan must be submitted to the zoning administrator and approved by the appropriate town/county officials. This requirement shall apply to all conditional uses allowed within the various zoning districts except for: farm outbuildings; home occupations; single-family residences; and temporary meeting and/or events which are conducted no longer than 14 days per year.
- (b) *Conditional uses allowed* . The following list comprises the conditional uses allowed pursuant to this section and the zoning districts within which such uses may be found.

.....

(59) Self-storage warehouses (M-1):

- a. The development will be screened from view from any right-of-way;
- ~~b. The development shall be limited to a single story;~~
- b. Development with visible exterior "drive-up" doors shall be limited to a single story. Development with all indoor storage units only accessible through interior corridor hallways shall be limited to two stories with an interior mezzanine level that is not visible to the right-of-way.
- c. Hours of operation will be limited to 7:00 a.m. to 9:00 p.m. (does not prohibit access to storage units);
- d. All lighting will be directed downward and inward. After hours lighting will be reduced as to minimize lighting impacts on adjacent and nearby developments;
- e. Impervious surface area is limited to 70 percent of the parcel (May 5, 2007);
- f. Storage of vehicles, boats, and trailers, shall be located so that they are not visible from view from adjacent residential areas and public roads with any combination of privacy fence and /or berm, and vegetation. Covered vehicle storage up to 850 square feet per parking space, shall be allowed provided it does not exceed 25 percent of the overall gross square footage of all buildings. All covered storage must have a peaked roof, be closed on any side that is visible from a residential or A-R zoning district or from any street and must be built of materials consistent with the main structure. Aisles adjacent to boat and RV parking shall be a minimum of 50 feet wide unless it is angle parking; and
- g. No exterior loudspeakers or paging equipment shall be permitted on the site.

(Revised March 1, 2012; June 6, 2013; February 6, 2014; June 5, 2014; October 2, 2014; April 2, 2015; August 6, 2015; Ord. No. 2017-01, §§ 1, 2, 5-4-2017; Ord. No. 2017-07, § 1, 7-6-2017)

Sec. 113-130. - Light industrial district (M-1).

(a) *Permitted uses* :

- (1) Art studios (June 6, 2013);
- (2) Automobile repossessing services;
- (3) Automobile towing establishments;
- (4) Building materials dealers (garage doors, fencing, roofing, storm windows, kitchen cabinets, wallboard, insulation);
- (5) College and university industry, associated research and training facilities;
- (6) Eating establishments, when accessory to a permitted use;
- (7) Engineering, planning and architectural offices;
- (8) Golf courses and clubhouses;
- (9) HVAC/plumbing/electrical contractors;
- (10) Incidental retail sales of goods produced and processed on the premises;
- (11) Manufacturing offices of health service practitioners;
- (12) Medical and dental laboratories;
- (13) Medical supply businesses;
- (14) Movie/media production studios (including ancillary businesses that supply support services, equipment and resources to the movie/media industry);
- (15) Natural materials dealer (lime, plaster, sand, gravel, lumber);
- (16) Offices used as part of a planned office center;
- (17) Parcel and express services;
- (18) Pest control/exterminator services;
- (19) Plant nurseries;
- (20) Precision instrument repair services;
- (21) Printing, publishing and blueprinting services;
- (22) Publishing only—Newspapers, periodicals and books;
- (23) Recording and developing studios;
- (24) Research testing and laboratories;
- (25) Sign stores—Painting and lettering;
- (26) Swimming pool (prefabricated), hot tubs and spa sales;
- (27) Swimming pool cleaning and maintenance services;
- (28) Technical and vocational schools;
- (29) Telecommunications antennas and towers;
- (30) Training/rehabilitation services;
- (31) Upholstery stores; and
- (32) Utility business offices.

(b) *Conditional uses (see article VII)* :

- (1) Animal hospitals and veterinary clinics;
 - (2) ATMs;
 - (3) Auction yards or establishments;
 - (4) Auto/truck dealer (including new and used automobiles, small trucks and vans);
 - (5) Automobile convenience and gas services;
 - (6) Automotive rentals;
 - (7) Building materials establishments;
 - (8) Electric transformer stations, gas regulator stations, and telephone exchanges;
 - (9) Landscaping services;
 - (10) Maintenance shops;
 - (11) Major automotive/motorcycle/truck repair and marine sales and parts;
 - (12) Motorcycle/lawnmower dealers (including new and used lawnmowers, motorcycles, motor bikes, dune bikes, go carts and golf carts);
 - (13) Outdoor advertising services (no outside storage);
 - (14) Parks;
 - (15) Public utility facilities;
 - (16) Recreational vehicle dealers (including new or used recreational vehicles, campers or utility trailers);
 - (17) Structural materials dealers (brick, tile, stone, clay, concrete, cinder block);
 - (18) Telecommunications antennas and towers; and
 - (19) Warehousing and storage.
- (c) *Development standards* :
- (1) Minimum lot area—One acre;
 - (2) Minimum lot width—125 feet;
 - (3) Yard setbacks:
 - a. From a major thoroughfare—100 feet;
 - b. From a collector—70 feet;
 - c. From a residential street—55 feet;
 - d. Rear yard setbacks—30 feet;
 - e. Side yard setbacks—20 feet;
 - (4) Maximum height of structures—35 feet;
 - (5) Where a lot adjoins a single-family residential, MHP, or the AR zoning district—100-foot buffer (June 21, 2001); and
 - (6) Open space—Ten percent.

(Revised January 24, 2013; June 6, 2013; Ord. No. 2017-05, § 1, 7-6-2017)