



Fulton County Board of Commissioners
Agenda Item Summary

18-0930

BOC Meeting Date

12-19-18

Requesting Agency

Planning and Community Services

Commission Districts Affected

6, 7,

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

2018VC-0003 SFC - Wendell Drive

P&CS Dept. Recommendation:

CZB Recommendation:

CLUP: N/A

Application by John Hairston for Amerco Real Estate Co. seeks a 3-part concurrent variance as follows: to allow existing roof signs to remain (Article 33, Section 17.H.); to allow a 50-foot tall internally lit pylon sign with a total sign face of 329 square feet to include a 73 square foot changeable copy readerboard (Article 33, Section 17.A.) and; to delete the 15-foot landscape strip along the street frontage (Article 12.N.4.A.1).

The subject 10.64 acre site has approximately 90 feet of frontage along the southwest side of Wendell Drive; 303.2 feet of frontage along the northwest side of Fulton Industrial Boulevard (SR70) and; 1,016.42 feet along the north side of the I-20 on ramp. The site is located in Land Lot 52, District 14F, Fulton County, Georgia.

Requirement for Board Action *(Cite specific Board policy, statute or code requirement)*

The Georgia zoning procedures law requires the Board to take final action on all land use petitions.

Is this Item related to a Strategic Priority Area? *(If yes, note strategic priority area below)*

Yes All People have economic opportunities

Is this a purchasing item?

No

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

Scope of Work: (Provide a brief project scope of work of the services/work to be provided)

Community Impact: (Provide the overall impact on community health, whether the impact would be Countywide or to a specific District, if applicable)

Department Recommendation: (Provide the user department recommendation)

Project Implications: (What are the future implications of the item in terms of potential changes in budget, service provision, or County policy/operations?)

Agency Director Approval		County Manager's Approval
Typed Name and Title	Phone	
Signature	Date	

Revised 03/12/09 (Previous versions are obsolete)

Community Issues/Concerns: (Identify any issues/concerns raised by constituents or clients concerning the agenda item and if those issues have been addressed?)

Department Issues/Concerns: (Identify any additional department recommendations or concerns including funding, staffing, external/internal partnerships and operational inefficiencies)

History of BOC Agenda Item: (Has this item previously been before the BOC? Yes or No. If yes, for non-purchasing item(s), describe what action(s) were taken.)

(For purchasing items, provide the project history chart or if a new procurement, insert "New Procurement".)

Contract & Compliance Information

(Provide Contractor and Subcontractor details.)

Agency Director Approval		County Manager's Approval
Typed Name and Title	Phone	
Signature	Date	

Revised 03/12/09 (Previous versions are obsolete)

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Solicitation Information	NON-MFBE	MBE	FBE	TOTAL
No. Bid Notices Sent:				
No. Bids Received:				
Total Contract Value	.			
Total M/FBE Values	.			
Total Prime Value	.			
Fiscal Impact / Funding Source	<i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i>			
.				
Exhibits Attached	<i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i>			
Source of Additional Information	<i>(Type Name, Title, Agency and Phone)</i>			

Agency Director Approval		County Manager's Approval
Typed Name and Title	Phone	
Signature	Date	

Revised 03/12/09 (Previous versions are obsolete)

Procurement

Contract Attached: .	Previous Contracts: .		
Solicitation Number: .	Submitting Agency: .	Staff Contact: .	Contact Phone: .

Description:.

FINANCIAL SUMMARY

Total Contract Value:	MBE/FBE Participation:
Original Approved Amount: .	Amount: . %: .
Previous Adjustments: .	Amount: . %: .
This Request: .	Amount: . %: .
TOTAL: .	Amount: . %: .

Grant Information Summary:

Amount Requested: .	<input type="checkbox"/>	Cash
Match Required: .	<input type="checkbox"/>	In-Kind
Start Date: .	<input type="checkbox"/>	Approval to Award
End Date: .	<input type="checkbox"/>	Apply & Accept
Match Account \$: .		

Funding Line 1: .	Funding Line 2: .	Funding Line 3: .	Funding Line 4: .
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KEY CONTRACT TERMS

Start Date: .	End Date: .
Cost Adjustment: .	Renewal/Extension Terms: .

ROUTING & APPROVALS
(Do not edit below this line)

X	Originating Department:	Harris, Jesse	Date: 10/4/2018
.	County Attorney:	.	Date: .
.	Purchasing/Contract Compliance:	.	Date: .
.	Finance/Budget Analyst/Grants Admin:	.	Date: .
.	Grants Management:	.	Date: .
.	County Manager:	.	Date: .

PETITION No. 2018Z -0002 SFC
2018U -0003 SFC
2018VC-0003 SFC

PROPOSED ZONING	C-2 (COMMERCIAL) AND USE PERMIT FOR MULTILEVEL SELF-STORAGE (ARTICLE 19.4.41(1)) - 8,939.10 SQUARE FEET PER ACRE
PROPOSED USE	MULTILEVEL SELF-STORAGE AND VEHICLE LEASING – 95,111 SQUARE FEET
EXISTING ZONING	M-2 (HEAVY INDUSTRIAL) - 2016Z -0005 SFC
EXISTING USE	VACANT MOTEL, RESTAURANT AND OFFICE BUILDING
LAND USE MAP	INDUSTRIAL MARKETPLACE
LOCATION	WENDELL DRIVE (SOUTHWEST SIDE): 90 FEET OF FRONTAGE FULTON INDUSTRIAL BOULEVARD (SR70) (NORTHWEST SIDE) 303.02 FEET OF FRONTAGE INTERSTATE 20 ENTRANCE RAMP (NORTH SIDE): 1,016.42 FEET OF FRONTAGE PARCEL SIZE 10.64 ACRES LL 52 DISTRICT 14F COMMISSION DISTRICT 6 FULTON INDUSTRIAL OVERLAY DISTRICT SERVED BY PUBLIC SEWER
OWNER	AMERCO REAL ESTATE CO.
PETITIONER	JOHN HAIRSTON
REPRESENTATIVE	JOHN HAIRSTON

APPLICANT'S INTENT

To develop a 95,111 square foot multilevel self-storage facility with vehicle leasing on 10.64 acres at an overall density of 8,939.10 square feet per acre. The applicant is also requesting a 3-part concurrent variance as follows:

1. To allow existing roof signs to remain. (Article 33, Section 17.H.)
2. To allow a 50-foot tall internally lit pylon sign with a total sign face of 329 square feet to include a 73 square foot changeable copy readerboard (Article 33, Section 17.A.)
3. To delete the 15-foot landscape strip along the street frontage (Article 12.N.4.A.1)

Public Works Planning and Development Division
Recommendation

APPROVAL CONDITIONAL: 2018Z -0002 SFC
APPROVAL CONDITIONAL: 2018U -0003 SFC
APPROVAL CONDITIONAL: 2018VC-0003 SFC, All Parts

Community Zoning Board
Recommendation

APPROVAL CONDITIONAL: 2018Z -0002 SFC
APPROVAL CONDITIONAL: 2018U -0003 SFC
APPROVAL CONDITIONAL: 2018VC-0003 SFC, All Parts

SUBJECT SITE AND SURROUNDING AREA:

SUBJECT SITE: The subject 10.64 acre site is located along the northwest side of Fulton Industrial Boulevard (SR 70) and the north side of the west bound entrance ramp to Interstate 20 and along the southwest side of Wendell Drive. The site is zoned M-2 (Heavy Industrial) and is developed with a vacant motel, restaurant and office building. A stream is located in the northwest portion of the property. Pursuant to 2016Z -0005 SFC the subject site is approved for a travel center (aka truck stop), accessory uses and a truck service bay.

NEARBY AND ADJACENT PROPERTIES/ZONINGS: NON-RESIDENTIAL

- ** **North** (south side of Wendell Drive) - Use: GK Granite, ATM Granite and Marble, Eventco, Industrial Engineering Machine Corp (Existing)
Zone: M-2 (Heavy Industrial)
Density: None Stated
- ** **Further Northwest** (south side of Wendell Drive) - Use: Vacant Warehouse (Existing)
Zone: M-2 (Heavy Industrial)
Density: None Stated
- ** **Further Northwest** (north side of Wendell Drive) - Use: Flint/John Deere, Repurpose Materials, Coastline International,(Existing)
Zone: M-2 (Heavy Industrial)
Density: None Stated
- ** **Further North** (north side of Wendell Drive) - Use: Various Industrial Uses in existing warehouse (Existing)
Zone: M-2 (Heavy Industrial)
Density: None Stated
- ** **East** (south side of Wendell Drive) - Use: Fulton Inn (Existing)
Zone: M-2 (Heavy Industrial)
Density: None Stated
- ** **Northeast** (west side of Fulton Industrial Boulevard (SR 70)) Use: Flag Package Store (Existing)
Zone: M-2 (Heavy Industrial)
Density: None Stated
- ** **Further Northeast** (west side of Fulton Industrial Boulevard (SR 70) north and south side of Wendell Drive) Use: Vacant Lots
Zone: M-2 (Heavy Industrial)
Density: None Stated
- ** **Further Southeast** (south of I-20) - Use: Knights Inn (Existing)
Zone: M-2 (Heavy Industrial)
Density: None Stated

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** **Further South** (south of I-20) - Use: BP (Existing)
Zone: M-2 (Heavy Industrial)
Density: None Stated

** There are no **RESIDENTIAL USES/ZONINGS, RECENT DENIALS,** or **MISCELLANEOUS USES/ZONINGS** in the immediate area.

SITE PLAN ANALYSIS:

Based on the applicant's site plan submitted to the Department of Planning and Community Services on September 25, 2018, Staff offers the following considerations:

LAND USE AND DENSITY

The petitioner is requesting to rezone the subject site from M-2 (Heavy Industrial) to C-2 (Commercial) with a Use Permit for Multilevel Self-storage to redevelop an existing 95,111 square foot vacant hotel and restaurant into a U-Haul storage and vehicle leasing facility.

The 2035 Comprehensive Land Use Plan Map suggests Industrial Marketplace for the subject site and surrounding area. The intent of the Industrial Marketplace classification is to provide places within the industrial district that serve the commercial and retail needs of the people who work in the industrial district. Staff is of the opinion the proposed use would meet that criteria.

Given the development patterns in the area, the subject site's location adjacent to the northwest quadrant of the I-20 and Fulton Industrial Boulevard (SR 70) interchange, similar service type development throughout the Industrial Marketplace Node and its consistency with the intent of Comprehensive Plan policy, Staff recommends **APPROVAL CONDITIONAL** of the applicant's zoning request subject to the attached Recommended Conditions.

BUILDING SETBACKS

Article 9.2.3 of the Fulton County Zoning Resolution requires building setbacks as follows:

- 40-foot setback Fulton Industrial Boulevard (SR 70), I-20 West on ramp and Wendell Drive SW
- No setbacks are required along the remaining property lines

The site plan shows compliance.

LANDSCAPE STRIPS AND BUFFERS

The Fulton Industrial Business District Overlay District requires a 15-foot landscape strip along the Fulton Industrial Boulevard frontage. The applicant has requested the following concurrent variance request:

Part 3. To delete the 15-foot landscape strip along the street frontage (Article 12.N.4.A.1)

The Fulton Industrial Boulevard (SR 70) frontage of this site was part of the recent beautification project implemented by the Community Improvement District in partnership with Fulton County. The location of the subject site at the entrance ramp to I-20 West made for a focal point for landscape and hardscape improvements. These improvements were done in the unusually wide right-of-way and create a large landscape area between the subject site and Fulton Industrial Boulevard (SR 70). The applicant has indicated that rather than plant additional plant material adjacent to the newly landscaped areas they would like to do heavier plantings in the landscape islands between the existing building and Fulton Industrial Boulevard (SR 70) thereby providing for more visual depth of the landscaping. Staff is of the opinion that the applicant's proposal is in harmony with the intent of the Zoning Resolution and therefore recommends **APPROVAL CONDITIONAL** of Part 3 of the concurrent variance request.

The C-2 (Commercial) zoning district requires the subject site to provide the following landscape strips or buffers:

- A 10-foot landscape strip along Wendell Drive SW (Article 4.23.1)
- A 5-foot landscape strip along all other internal property lines.

Staff notes that the entire frontage along Wendell Drive is paved, Staff further notes that a good portion of the internal property line is either located in heavily wooded areas or is already paved. Article 4.3.1 Section E. allows for the reduction or elimination of buffers and landscape strips to allow the existing structures to remain. Staff will include this in the Recommended Conditions.

PARKING

Article 18 of the Fulton County Zoning Resolution requires 1 space per employee, 5 spaces per 1,000 square feet of retail space and 1 space per 5,000 square feet of building area. The applicant is therefore required to provide a minimum of 35 parking spaces. The applicant's site plan indicates numerous parking spots and other areas suitable for parking. Staff is of the opinion that compliance with the parking minimum will not be an issue.

ENVIRONMENT

The Environmental Site Analysis Report (ESA) is sufficient and satisfies the requirement of the Fulton County Zoning Resolution. The applicant proposes a 95,111 square foot multilevel self-storage and truck leasing facility in an existing vacant structure. The ESA indicates a stream traversing the northern portion of the site in an east west direction. The County's GIS mapping system indicates slopes of 33% or greater paralleling the stream along its southern side. All development activity will occur outside of these sensitive areas. According to the ESA, the site does not contain historical sites or sensitive plants and animal species.

OTHER CONSIDERATIONS

The site is in the Fulton Industrial Overlay District. The applicant is required to comply with the standards of the Overlay District at the time of application for a land disturbance, building, or sign permit.

Staff notes that portions of the former hotel structure are 5-stories in height. The C-2 (Commercial) District allows for a maximum 4-stories or 60 feet. Article 4.3.1, Section D. allows for the existing structure to remain as long as it complies with all other zoning regulations and meets the following conditions: No structure may be enlarged or altered in a way which increases its nonconformity; Destruction, by any means, of more than sixty percent of the gross square footage of a structure shall require that the structure be reconstructed in conformity with the provisions of this resolution and; Any structure which is moved, for any reason and for any distance whatever, shall conform to the regulations for the district in which it is located. Staff will reflect this in the Recommended Conditions.

CONCURRENT VARIANCES

Part 1. To allow existing roof signs to remain. (Article 33, Section 17.H.)

The existing hotel structure has two roof signs that are no longer grandfathered given the dormancy period of the property. Since the building was constructed, Fulton County has adopted a new sign ordinance which no longer permits roof signs of this nature. Staff notes that the two signs are similar to other roof signs found throughout the Fulton Industrial corridor and are smaller than billboard signs in the immediate area of the I-20 and Fulton Industrial Boulevard (SR 70) interchange. Staff further notes that the signs were grandfathered and if they were to remain and meet all grandfather regulations the signs would be in harmony with the intent of the Zoning Resolution and in harmony with the existing conditions in the area of the site. Staff recommends **APPROVAL CONDITIONAL** of Part 1 of the concurrent variance.

Part 2. To allow a 50-foot tall internally lit pylon sign with a total sign face of 329 square feet to include a 73 square foot changeable copy readerboard (Article 33, Section 17.A.)

Staff notes that the current zoning of the site allows for a 150-foot tall, 672 square foot billboard sign with changeable copy in the same location that the applicant wants to place a 50-foot tall, 329 square foot pylon sign with 72 square feet of changeable copy. The approved billboard was going to be a digital billboard whereas the applicant is proposing an internally lit sign. The reason for this variance request is that the applicant's proposed C-2 (Commercial) zoning does not permit a billboard sign, as already approved for the site, nor does it allow the pylon sign style typical of billboard sign construction. Staff is of the opinion that given the applicant's proposed sign is considerably smaller than what is approved for the site and that the sign is consistent with signage in the area, the sign would be in harmony with the intent of the Zoning Resolution. Staff recommends **APPROVAL CONDITIONAL**.

FINDINGS:

(Article 28.4.1) Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors A. through G., below, as well as any

other factors it may find relevant.

A. WHETHER THE ZONING PROPOSAL WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY.

FINDING: The proposed multilevel self-storage and vehicle leasing facility, if developed per Staff’s Recommended Conditions is suitable for the subject site given the existing and anticipated commercial and industrial developments in the surrounding area.

B. WHETHER THE ZONING PROPOSAL WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY.

FINDING: In Staff’s opinion, the proposed development will not have an adverse effect on the use or usability of adjacent and nearby properties if developed in accordance with the Recommended Conditions.

C. WHETHER THE PROPERTY TO BE AFFECTED BY THE ZONING PROPOSAL HAS A REASONABLE ECONOMIC USE AS CURRENTLY ZONED.

FINDING: The subject site may have a reasonable use as currently zoned.

D. WHETHER THE ZONING PROPOSAL WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS.

FINDING: With the incorporation of the attached Recommended Conditions, Staff does not anticipate a significant impact on public facilities and utilities.

E. WHETHER THE ZONING PROPOSAL IS IN CONFORMITY WITH THE POLICIES AND INTENT OF THE LAND USE PLAN.

FINDING: The proposed multilevel self-storage and vehicle leasing facility is consistent with the policies and intent of the Comprehensive Plan, provided the Recommended Conditions are incorporated into the development.

LAND USE PLAN MAP: Industrial Marketplace

Proposed use/density: Multilevel self-storage and vehicle leasing facility/8,939.10 square feet per acre

The 2035 Comprehensive Plan identifies the subject and site and entire area surrounding the I-20/Fulton Industrial Boulevard (SR 70) Interchange as appropriate for uses consistent with the Industrial Market Place land use designation.

PLAN POLICIES:

- Direct future non-residential development to highway interchanges and intersections of major roads in a pattern of mixed-use activity nodes.
- Encourage development in areas where basic public facilities exist or are being improved, and discourage development in areas which would require inefficient or uneconomical extension of public facilities.
- Coordinate land use and development density to improve traffic circulation which will result in a reduction of air-borne pollutants.

F. WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE ZONING PROPOSAL.

FINDING: Existing zonings, current commercial and industrial development trends in the area, and adopted land use policies support this request for the proposed development.

G. WHETHER THE ZONING PROPOSAL WILL PERMIT A USE WHICH CAN BE CONSIDERED ENVIRONMENTALLY ADVERSE TO THE NATURAL RESOURCES, ENVIRONMENT AND CITIZENS OF FULTON COUNTY.

FINDING: The proposed multilevel self-storage and vehicle leasing facility is not considered environmentally adverse affecting natural resources, the environment, or the citizens of Fulton County.

BOARD OF COMMISSIONERS POLICY

There have been no recent approvals by the Board for self-storage with vehicle leasing in the south Fulton area.

In the interest of the public health, safety and welfare, the Board of Commissioners may exercise limited discretion in evaluating the site proposed for a use that requires a Use Permit. In exercising such discretion pertaining to the subject use, the Board of Commissioners shall consider each of the following as outlined in Article 19.2.4 of the Zoning Resolution; Use Permit Considerations. Staff has reviewed said items pertaining to the subject use, and, offers the following comments:

(1) WHETHER THE PROPOSED USE IS CONSISTENT WITH THE LAND USE OR ECONOMIC DEVELOPMENT PLANS ADOPTED BY THE BOARD OF COMMISSIONERS:

Provided the applicant complies with the Recommended Conditions of this petition and the Use Permit requirements of Article 19.4.41(1) of the Zoning Resolution, the proposed development is consistent with the intent and following policies of

the Comprehensive Plan:

- Direct future non-residential development to highway interchanges and intersections of major roads in a pattern of mixed-use activity nodes.
- Encourage development in areas where basic public facilities exist or are being improved, and discourage development in areas which would require inefficient or uneconomical extension of public facilities.
- Coordinate land use and development density to improve traffic circulation which will result in a reduction of air-borne pollutants.

(2) COMPATIBILITY WITH LAND USES AND ZONING DISTRICTS IN THE VICINITY OF THE PROPERTY FOR WHICH THE USE PERMIT IS PROPOSED;

The 2035 Comprehensive Plan identifies the subject and site and entire area surrounding the I-20/Fulton Industrial Boulevard (SR 70) Interchange as appropriate for uses consistent with the Industrial Market Place land use designation. Existing zoning and development in the immediate area reflects the desired mix of commercial and industrial uses. Staff is of the opinion that the proposed use will be compatible with the surrounding area.

(3) WHETHER THE PROPOSED USE MAY VIOLATE LOCAL, STATE AND/OR FEDERAL STATUTES, ORDINANCES OR REGULATIONS GOVERNING LAND DEVELOPMENT;

The proposed use does not violate any known statutes, ordinances or regulations governing land development.

(4) THE EFFECT OF THE PROPOSED USE ON TRAFFIC FLOW, VEHICULAR AND PEDESTRIAN, ALONG ADJOINING STREETS;

The proposed use will not generate a significant increase in traffic. Staff anticipates a maximum of 150 vehicle trips per day to the site and only 14 am peak hour and 25 pm peak hour vehicle trips.

(5) THE LOCATION AND NUMBER OF OFF-STREET PARKING SPACES;

The site appears to have adequate parking for the proposed use.

(6) THE AMOUNT AND LOCATION OF OPEN SPACE;

The northern half of the property is to remain undisturbed. Staff is of the opinion that there is more than ample open space provided by the proposed development.

(7) PROTECTIVE SCREENING;

Not applicable to the proposed use.

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(8) HOURS AND MANNER OF OPERATION;

The applicant's letter of intent specifies the following hours of operation:

Monday – Thursday	7:00 am to 7:00 pm
Friday	7:00 am to 8:00 pm
Saturday	7:00 am to 7:00 pm
Sunday	9:00 am to 5:00 pm

Staff will reflect the applicant's hours of operation in the Recommended Conditions.

(9) OUTDOOR LIGHTING;

Article 4.9 of the Zoning Resolution specifies that outdoor fixtures shall be of full cutoff and shall be placed so as to allow no light above the horizontal as measured at the luminaire, and shall be located, aimed or shielded so as to minimize glare and stray light trespassing across property boundaries and into public right-of-way in accordance with the standards set forth for specific uses. Any exterior lighting that is in compliance with the Zoning Resolution should not negatively impact adjacent properties.

(10) INGRESS AND EGRESS TO THE PROPERTY.

No new curb cuts to the site are proposed.

CONCLUSION:

Provided Staff's Recommended Conditions are incorporated into the development of the site, the proposed multilevel self-storage and vehicle leasing facility is consistent with the policies and intent of the Comprehensive Plan and with approved zonings in the area. Therefore, Staff recommends the zoning and use permit petitions be **APPROVED CONDITIONAL** and that all parts of the concurrent variance be **APPROVED CONDITIONAL** subject to the attached Recommended Conditions.

COMMUNITY ZONING BOARD HEARING

On November 20, 2018, the Community Zoning Board recommended the applicant's petition, use permit and all parts of the concurrent variance be **APPROVED CONDITIONAL** per Staff's recommendation. There was no opposition in attendance at the meeting.

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be APPROVED C-2 (Commercial) with a Use Permit for Multilevel Self-storage (Article 19.4.41(1)) CONDITIONAL subject to the owner’s agreement to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Board of Commissioners.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Multilevel self-storage with vehicle leasing and accessory uses, at a maximum density of 8,939.10 gross square feet per acre zoned or a total of 95,111 square feet, whichever is less.
 - b. To allow the 5-story existing structure to remain as long as it complies with all other zoning regulations and meets the following conditions: No structure may be enlarged or altered in a way which increases its nonconformity; Destruction, by any means, of more than sixty percent of the gross square footage of a structure shall require that the structure be reconstructed in conformity with the provisions of this resolution and; Any structure which is moved, for any reason and for any distance whatever, shall conform to the regulations for the district in which it is located. (Article 4.3.1, Section D.)
 - c. To limit the hours of operation to as follows:

Monday – Thursday	7:00 am to 7:00 pm
Friday	7:00 am to 8:00 pm
Saturday	7:00 am to 7:00 pm
Sunday	9:00 am to 5:00 pm

2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Environment and Community Development on September 25, 2018. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. In the event the Recommended Conditions of Zoning cause the approved site plan to be substantially different, the applicant shall be required to complete the concept review procedure prior to application for a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.

3. To the owner's agreement to the following site development considerations:
 - a. To reduce the required landscape strips, buffers and improvement setbacks

to the extent necessary to allow existing structures to remain. (Article 4.3.1, Section E.3)

- b. To delete the 15-foot landscape strip along the Fulton Industrial Boulevard (SR 70) frontage and increase the size, variety and amount of onsite plantings in the landscape islands located between the existing building and Fulton Industrial Boulevard (SR 70). 2018VC-0003 SFC, Part 3)
 - c. To allow the two existing roof signs to remain as non-conforming signs subject to the standards of Article 33, Section 19 of the Fulton County Zoning Resolution. (2018VC-0003 SFC, Part 1.)
 - d. To allow a 50-foot tall internally lit pylon sign with a total sign face of 329 square feet to include a 73 square foot changeable copy readerboard. (2018VC-0003 SFC, Part 2.)
4. To the owner's agreement to abide by the following traffic requirements, dedications and improvements:

- a. Reserve for Fulton County along the necessary property frontage of the following roadways, prior to the approval of a Land Disturbance permit, sufficient land as necessary to provide for compliance with the Comprehensive Plan. All building setback lines shall be measured from the dedication but at no time shall a building be allowed inside the area of reservation. All required landscape strips and buffers may straddle the reservation line so that the reservation line bisects the required landscape strip or buffer. At a minimum, 10 feet of the required landscape strip or buffer shall be located outside the area of reservation. All required tree plantings per Article 4.23 shall be placed within the portion of the landscape strip or buffer that lies outside the area of reservation.

Fulton Industrial Boulevard (SR 70) as may be required by the Georgia Department of Transportation.

- b. Dedicate at no cost to Fulton County along the entire property frontage, prior to the approval of a Land Disturbance Permit, sufficient land as necessary to provide the following rights-of-way, and dedicate at no cost to Fulton County such additional right-of-way as may be required to provide at least 10.5 feet of right-of-way from the back of curb of all abutting road improvements, as well as allow the necessary construction easements while the rights-of-way are being improved:

30 feet from centerline of Wendell Drive.

5. To the owner's agreement to abide by the following:
 - a. Prior to submitting the application for a (LDP) with the Department of Environment and Community Development, Development Review Division, arrange to meet with the Fulton County Traffic Engineer. A signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit.
 - b. Prior to submitting the application for an LDP, arrange an on-site evaluation of existing specimen trees/stands, buffers, and tree protection zones within the property boundaries with the Fulton County Arborist. A signed copy of the results of these meetings will be required to be submitted along with the application for an LDP.

APPENDIX

COMMENTS ON PUBLIC SERVICES AND UTILITIES

NOTE: Various Fulton County departments or divisions that may or may not be affected by the proposed development provide the following information. Comments herein are based on the applicant's conceptual site plan and are intended as general non-binding information and in no manner suggest a final finding by the commenter. All projects, if approved, are required to complete the Fulton County Plan Review process prior to the commencement of any construction activity.

TRANSPORTATION FACILITIES:

Road name: Wendell Drive
Classification: Local Street
Level of Service: A

Road name: Fulton Industrial Boulevard (SR70)
Classification:
Level of Service: C or Better

Anticipated Traffic Generation Rates:
Average: 150 trips per day
Peak Hour: 14 am, 25 pm trips

EHS COMMENTS:

- Fulton County Board of Health requires that the proposed facility be served by public water and public sanitary sewer which are available to the site.
- This development must comply with the Fulton County Code of Ordinances and Code of Resolutions, Chapter 34 – Health and Sanitation, Article III – Smokefree Air. If the proposed facilities/establishments will serve persons under the age 18, smoking will not be allowed on the premises at any time.
- This department is requiring that plans indicating the number and location of outside refuse containers along with typical details of the pad and approach area for the refuse containers be submitted for review and approval.
- Since the existing structure(s) is (are) to be demolished, this department is requiring that they be inspected by a certified pest control operator to insure that the premise is rat free. If evidence of rodent infestation is found, the property must be baited prior to demolition.

GENERAL PUBLIC HEALTH & EJ COMMENTS:

- Since the proposed use is not an environmentally adverse use, Fulton County Board of Health does not anticipate any adverse impacts to the health of humans or the environment by approving the rezoning application to allow for the construction of the proposed multilevel self-storage facility with truck leasing.

WATER AND WASTEWATER (SEWER):

WATER:

Anticipated water demand: 2,904 gallons per day

This project is within the City of Atlanta jurisdiction.

SEWER:

Basin: Utoy Creek
Treatment Plant: Utoy Creek
Anticipated sewer demand: 2,614 gallons per day

There are two wastewater manholes just southeast of the southeastern property boundary of the 9.40 acre tract (4225 Fulton Industrial Blvd) (Sewer manholes # SMUC1313440 and # SMUC1313450) along Fulton Industrial Blvd. and there are two wastewater manholes along the northeastern property boundary of the 9.40 acre tract (4225 Fulton Industrial Blvd.) (Sewer manholes # SMUC1313420 and # SMUC1313430). There are two wastewater manholes within the right-of-way of Wendell Drive just east of the 0.52 acre tract (4232 Wendell Drive) (Sewer manholes # SMUC1615660 and # SMUC1615650) all along an 8 inch sanitary sewer line located in Land Lot 52, District 14FF that can service this location.

Comments: This information does not guarantee that adequate sewer capacity is available at this time or will be available upon application of permits. Please contact the Department of Public Works for more information.

DRAINAGE:

Flood Plain: According to Fulton County Geographic Information System (GIS) Map, there is not 100-year flood plain on the subject site.

TAX ASSESSOR:

Property Tax ID#: 14F0052 LL0516 & 14F0052 LL0920

Taxes on the subject property are up-to-date.

FIRE MARSHAL:

Fire Station: 19/11
Battalion 3

Impact:

1. Increase in traffic and traffic accidents
2. Increase in EMC response
3. Increase in number of fire safety inspections

POLICE DEPARTMENT ZONING IMPACT STATEMENT:

Beat: 21

Impact Statement on Beat:

Current calls for service:0

Projected calls for service: 0

Current Average Response Time (minutes): 3

** Increase in the number of residents/persons: 0

* Increase in E-911 calls for service (police, fire, E.M.S.): 0

*** Increase in the number of traffic accidents: slight at most

PROJECTED IMPACT ON DEMAND FOR POLICE SERVICES:

It is the policy of the Fulton County Police Department to answer all calls for service regardless of the impact of a particular development. However, two of the most noticeable indicators of the quality of police service will be as

18-0930

follows: As demands for service increase, response times will increase. Time available for proactive neighborhood/business patrol will decrease and crime prevention efforts will decline.

The Police Department does anticipate a significant impact on demand for police services.

- * Based on 2014 population of 121,000 and 2014 calls for service of 95,850 (67,553 for police services.)
- ** Based on average single family residence population of four, average apartment population of two and 1.96 persons per 1,000 gross square feet of space.
- *** Based on 2014 accident calls of 4,258.
- **** Based on average response time of 8 minutes.
- ***** Based on average of two (2) cars per single family residence.

Note: The demand for police service is determined by socio-economic, legislative and other forces which do not lend themselves to predictability. Therefore, projections are made from historical data only.

EMERGENCY SERVICES:

If zoning petition is approved there will be an increase in E911 call volume. The increase may negatively affect the Department's call answering speed and service level.

Increased traffic volume without road improvements may increase response times of emergency response vehicles thereby reducing effective delivery of emergency services.

CODE ENFORCEMENT:

There is an open Case for this property. The case was opened on 3/19/18 and mailed on 3/30/18. The case involved vacant dilapidated unfit hotel with trash and debris over the entire premises. The property has since been cleared of high weeds, grass and debris.

ECONOMIC DEVELOPMENT: No Comment

EMA:

As long as the parties listed in the previously attached PDF comply with all Tier II reporting (see below) As long as the parties listed in the previously attached PDF comply with all Tier II reporting (see below) EMA has no specific objections based on our knowledge at this point in time.

SARA Title III / EPCRA

Tier II Annual Report Submission Information

Georgia requires the use of E-Plan for all Tier II related reporting.

The State of Georgia does not accept Tier II reports via email or postal mail. All Tier II related reports must be uploaded electronically to the E-Plan website at the link below:

<https://tier2.erplan.net>

The University of Texas at Dallas, administrators of the E-Plan website, will charge a \$25.00 facility filing fee that is paid directly to UT at Dallas during the upload process at time of submission.

To File the Annual Report

Login to E-Plan, update, confirm or copy data from last year's report, or upload data if this is a new facility report.

Once the upload is successful an e-mail confirmation will be sent and the State of Georgia reporting requirements have been fulfilled. No copies, e-mails, notifications, or additional actions are required by the State of Georgia.

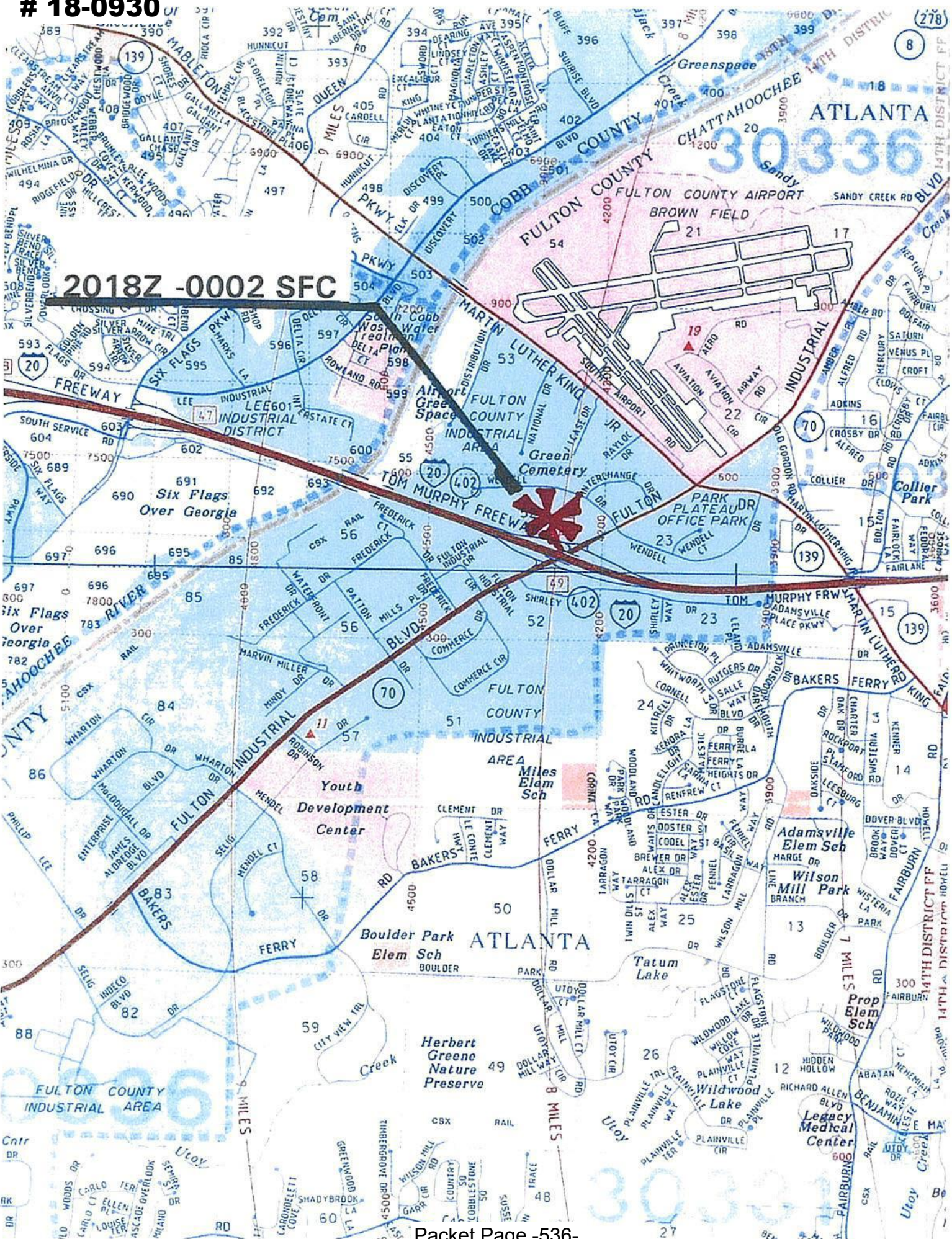
Local LEPCs or Fire Departments may have reporting and notification requirements specific to their jurisdictions and they should be contacted individually for guidance.

The Submission Guide for filing Tier II reports is available at the link below:

<http://eplannews.utdallas.edu/Tier2SubmitUsersGuide/UsersGuide.html>

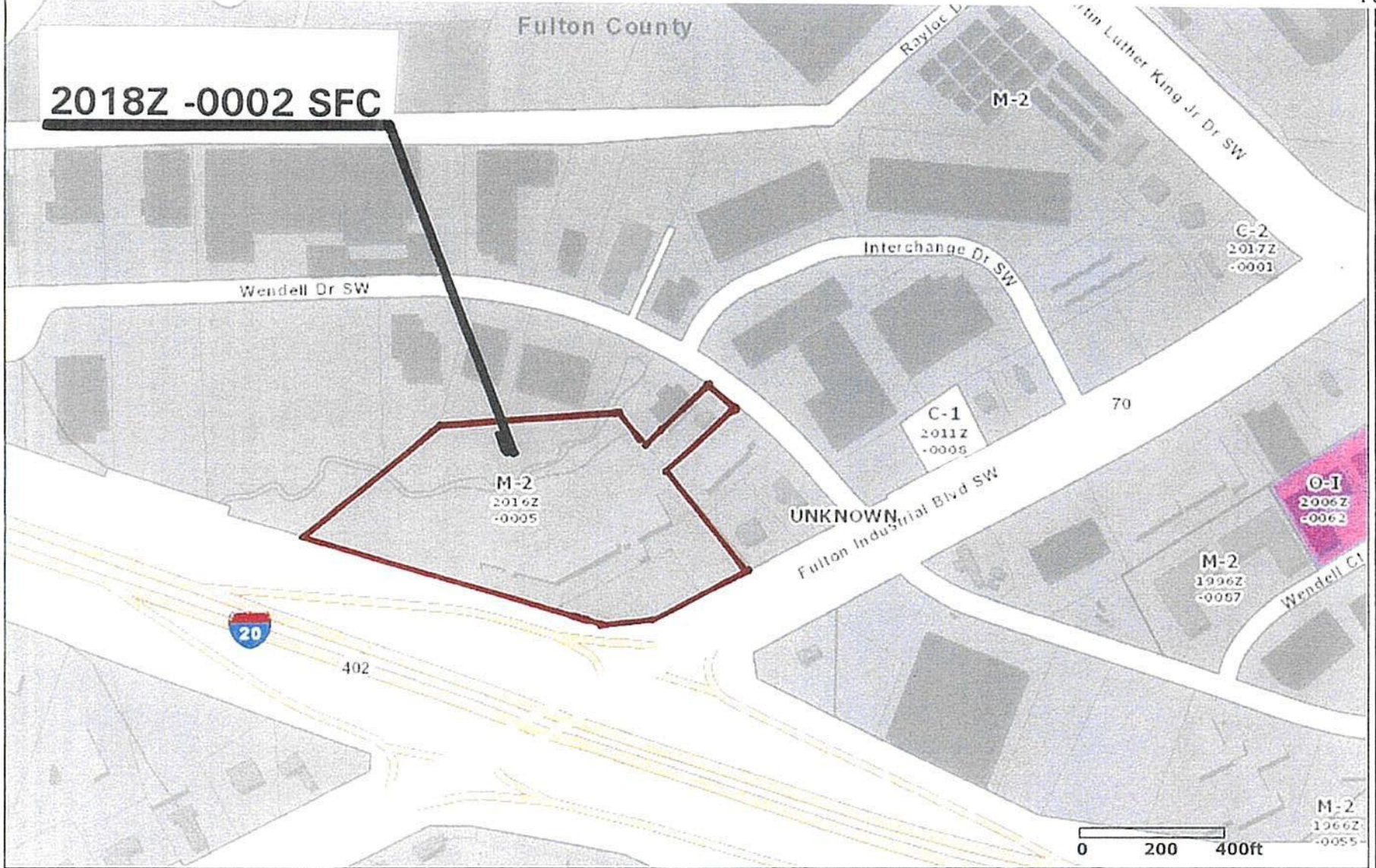
For technical support related to software and upload issues, e-mail your questions directly to the "Contact Us" address provided at the link below:

<https://erplan.net/eplan/support/contactUs.htm>



2018Z -0002 SFC

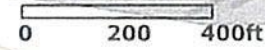
2018Z -0002 SFC

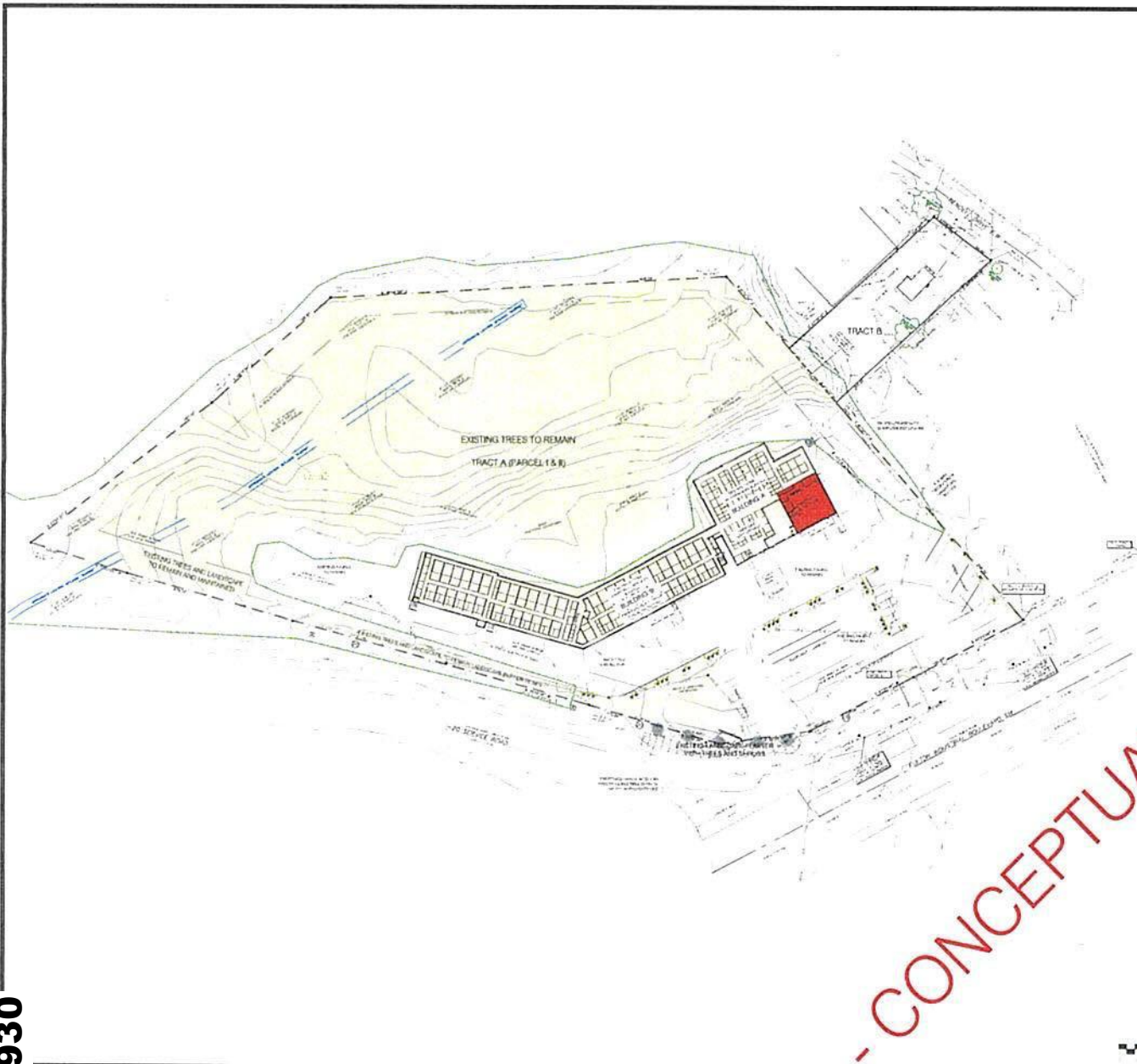


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Fulton County
Fulton County, Georgia

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use of these data, even if Fulton County is advised of the possibility of such losses.





SITE AERIAL SCALE: N.T.S.

Zoning Information
 Project Name: Project # 777073
 U-Haul Moving & Storage at Fulton Industrial Gateway and I-20
 Municipality: Fulton County
 Project Address: 4225 Fulton Industrial Blvd, SW, Atlanta, GA 30336
 APN (Acres / Area): 147-0052-LL-021 & 147-0002-LL-051 & 147-0052-LL-092
 18.84 acres / 823,478 sq ft
 Building A = Existing 2-Story Building ± 17,824 sq ft (Footprint)
 Building B = Existing 4-5 Story Building ± 25,326 sq ft (Footprint)

Zone: M2 - Heavy Industrial
Proposed Reason: C2 - Commercial Business
Overlay Zone: Fulton Industrial Overlay

Adjacent Zoning:
 N- M2 - Heavy Industrial
 E- M2 - Heavy Industrial
 S- Interstate 20
 W- M2 - Heavy Industrial

Uses: Auto & Light Truck Sales/Leasing, Retail, Self-storage (Use Permit)

Bulk Requirements
 Setbacks:
 Front yard: 40 ft.
 Side yard: 0 ft. for no dwellings adjacent to interior lot lines; otherwise 40 ft.
 Rear yard: 0 ft. for no dwellings adjacent to interior lot lines; otherwise 25 ft.
 FAR: N/A

Height Limit: 4 stories or 60 ft. max. - Existing 4-5 story building to remain
Max lot Coverage: N/A

Parking:
 Retail = 5 spj/1,000 sq. ft. - 5 Req'd / 5 Provided
 Warehouse/Storage = 1 spj/2,000 sq. ft.

Landscape Requirement:
 Minimum Landscape buffer at Interior and Rear Lot Lines:
 5 ft.

- Landscape Legend**
- [] = Exst glenlet at R.O.W.
 - [] = Exst grass/landscape at R.O.W.
 - [] = Proposed and existing grass/landscape on site
 - [] = Exst trees and shrubs
 - [] = Proposed Shrubs

777073

PREPARED BY AMERCO REAL ESTATE COUNTY FOR INFORMATION ONLY

AMERCO
REAL ESTATE COUNTY

City of Fulton County
4225 Fulton Industrial Blvd
Atlanta, GA 30336

CONCEPTUAL
SITE PLAN

777073

DESIGNED BY	JES
DRAWN BY	SM
DATE	SP1

CONCEPTUAL SITE PLAN

SCALE: 1" = 60' - 0"

SITE DATA