



PLANNING & ZONING BOARD MEETING MINUTES

September 20, 2022, 7:00 PM

MINUTES

- A. CALL TO ORDER:** The meeting was called to order at 7:03PM.
- B. ROLL CALL:** Chair Charles McFarland, Herbert Clark, Lisa Williams, Vice Chair Felicia Weinert, Birendra Dhakal.
- C. APPROVAL OF JUNE 2022 MEETING MINUTES:** Charles McFarland called for a motion to approve the June 2022 meeting minutes. Birendra Dhakal made the motion to approve, Lisa Williams seconded, and the motion passed 5/0/0.

D. NEW BUSINESS

PUBLIC HEARING: To consider a variance request from Doug Steverson/Rajen Sheth of Boardwalk Development Group to eliminate (the) parking requirement and reduce the landscape buffer from 50' to 10'. The subject properties are located at 795, 801 and 803 Glendale Road, Scottdale, GA (City of Clarkston, GA) 30079 zoned I-Light Industrial.

Chairman McFarland read the public hearing criteria and the variance requests. CM/PED Director Qawiy gave an overview of the variance requests and the variance criteria for the locations of 795, 801, 803 Glendale Road. The representatives for the variance requests were introduced by CM/PED Director Qawiy; Jeff Haymore-land use attorney Rajen Sheth-CEO of Boardwalk Group, and Ildle Robles.

The applicants made a presentation of the variance request. A clarifying statement was made by the applicants that the request was not to eliminate the parking requirements, but to reduce to 20 spaces.

According to the applicants and the presentation, there are 48,000 storage facilities in the United States. 2600 storage facilities are currently under construction. 93% are at capacity.

The request is to construct a Class A two (2) bath, two (2) elevator professional space that will open from 9AM -6PM. The lights will be triggered when a customer enters the facility and a specific floor.

The building will remain in the current location of existing foundation. There are currently no barriers between the residential and light industrial zoning. Three (3) trees exist in the 50' landscape buffer zone.

\CM/PED Director Qawiy made a correction to the square footage on the presentation from 25,000 square feet to 125,000 square feet with 5 floors. (25,000 x5)
62.5 parking space are required, with 20 spaces requested by the applicant.

The parcels are currently under contract. The applicants are required to maintain an access easement for the cell tower currently located at 799 Glendale Road.

Chairman McFarland opened the public hearing.

Amy Medford spoke against the requests. Detailing that she is against increasing pavement and removing the requirements of the landscaped buffer. She also mentioned that the city currently has a moratorium on storage facilities. The hardship is a self-created one by the applicant stated Amy Medford.

With no additional speakers from the public, Chairman McFarland closed public comment.

Lisa Williams asked about the number of units for the proposed storage facility and that she does not understand the hardship. She also inquired about the ownership of the cell tower, the maximum height requirement, whether or not all residential community members had been notified and are there any additional residential communities in the vicinity.

CM/PED Director Qawiy commented that there is a residential community across from the proposed development. 600 units will be constructed. The applicant is requesting 8-10 parking spaces. The applicants are requesting to design for 20 spaces.

Felicia Weinert and Birendra Dhakal inquired about the number of parking spaces that would be available for U-hauls. The applicants responded none.

Felicia Weinert also made a remark about the facility that is .05 mile away at I-285 and Church Street.

Charles McFarland inquired about the statement made by the applicant that the rezoning of the adjacent property to NR-3 has created a hardship. The response from the applicant was that the area is light industrial, and the rezoning to NR-3 created the hardship. Lisa Williams asked about additional residential in the area. CM/PED Director Qawiy responded by stating that a residential community is across from the proposed site.

Herbert Clark questioned the economic advantage for the residents that are on fixed incomes and is it cost effective for the citizens. He also questioned whether a 600-unit facility is needed.

The applicant stated that without the approval of the variance requests the development cannot be constructed per their need.

With no additional discussions from the Board and the applicants, Chairman McFarland called for a motion.

Lisa Williams made the motion to deny the variance requests, seconded by Felicia Weinert and the motion passed 4/0/1. Birendra Dhakal abstained.

E. ADJOURNMENT: Charles McFarland called for a motion to adjourn. Felicia Weinert made the motion to adjourn, seconded by Herbert Clark. The meeting was adjourned at 7:55PM.
