

Agenda Item

File ID: 2023-1147

Substitute

11/16/2023

Public Hearing: YES NO

Department: Planning and Sustainability

SUBJECT:

Commission District(s): Commission District 04 Super District 07

Application of William Diehl to rezone from C-1 (Local Commercial) zoning district to C-2 (General Commercial) zoning district for the construction and operation of a self-storage, multi-facility, at 8070 and 8080 Rockbridge Road.

Petition No.: N4-2023-1147 Z-23-1246652

Proposed Use: Construction and operation of a self-storage, multi-facility.

Location: 8070 & 8080 Rockbridge Road, Stone Mountain, Georgia 30087

Parcel No.: 16-193-04-004; 16-193-04-005

Information Contact: Andrea Folgherait, Sr. Planner

Phone Number: 404-371-2155

PURPOSE:

Application of William Diehl to rezone from C-1 (Local Commercial) zoning district to C-2 (General Commercial) zoning district for the construction and operation of a self-storage, multi-facility.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval with Conditions.

PLANNING COMMISSION: Approval with Conditions.

STAFF RECOMMENDATION: Approval with Conditions.

PLANNING STAFF ANALYSIS: The applicant, Rockbridge Road Self Storage, LLC. c/o William Diehl, is seeking to rezone two (2) sites from the C-1 (Local Commercial) to C-2 (General Commercial) Zoning District for the construction and operation of a three (3) story, climate controlled, self-storage, multi facility. The applicant has also filed a companion case (SLUP-23-1246653). The existing site(s) are undeveloped, heavily forested properties adjacent to Stonebridge Village Plaza shopping center. Most of the site and proposed development lie within Gwinnett County (approximately 90%) with the remaining 10% (approximately 2 acres) located in DeKalb County. The applicant has already received an approval of change in conditions and a Special Use Permit from Gwinnett County allowing for the proposed use, subject to conditions. Gwinnett County conditions of approval are as follows:

- a. The proposed development shall be constructed in general conformance with Exhibit H: Site Plan dated received October 4, 2022, with revisions required by conditions of approval and the Unified Development Ordinance as reviewed and approved by the Department of Planning and Development.
- b. Self-storage facilities shall be limited to climate controlled, interior access buildings only, not to exceed 140,000 square feet.
- c. All grassed areas shall be sodded.
- d. Any fencing shall be a decorative wrought iron style fence, a minimum of four feet in height with brick or stacked stone columns no greater than 50 feet on center.
- e. Stormwater BMP facilities shall be screened from view of adjoining properties and rights of way by a decorative

fence and landscaping that complies with the Gwinnett County Stormwater Management Manual.

f. A five-foot-wide sidewalk shall be installed along the South Rockbridge Road frontage, subject to review and approval by the Gwinnett County Department of Transportation.

g. Outdoor loudspeakers shall be prohibited.

h. Natural vegetation shall remain on the property until the issuance of a development permit.

i. No dumpster shall be located within 150 feet of residentially zoned property or, between the proposed building and South Rockbridge Road.

j. Outdoor storage shall be prohibited. No business identification signage shall be permitted along the South Rockbridge Road frontage.

The applicant has stated that a large portion of the DeKalb County properties will remain undeveloped and to the extent permissible, undisturbed. The subject site is located in a Commercial Redevelopment Corridor (CRC). According to the 2050 Unified Plan, CRC indicates a need for improved function and aesthetic appeal to promote redevelopment along corridors in decline (pg. 81). Typically, these areas consist predominately of strip-style shopping centers, high levels of vehicular traffic, and lack connectivity. The proposal, as described, provides improved streetscape design and enhanced architectural value, which may support redevelopment along the corridor with a less intensive use. At a minimum, the proposed use might not negatively impact the corridor. See attached conceptual elevations. Additionally, the proposed C-2 is an appropriate zoning district for CRC character area. The requirements of Section 4.2.35 Self-Storage Supplemental Regulations were updated in 2021 to restrict locations of self-storage, mini and multi warehouse to M and M-2 industrial zoning districts or within C-2 or OD (Office-Distribution) zoning districts with an approved SLUP. The update was to ensure compatible development of future storage facilities both in design and land use. The applicant did not address supplemental regulations within Section 4.2.35. The applicant will need to comply with all supplemental regulations of Section 4.2.35 or seek variances to meet such regulations as a condition of approval, should an approval be granted. The application meets all rezoning criteria of Section 27-7.3.5 (A-H). The applicant has enhanced streetscape design by providing landscape strips and a new sidewalk along South Rockbridge Road, preserving the natural canopy, and using downward oriented lighting to minimize light pollution. Together with the submitted conceptual elevations, it appears that the proposed project is consistent with the policies and strategies of the CRC Character Area to enhance the aesthetic appeal of Rockbridge Road. Furthermore, Community Council four (4) recommended approval with condition. Therefore, upon review of Section 7.3.5 (specifically E), Staff recommends “Approval with conditions”.

PLANNING COMMISSION VOTE: Approval with Conditions 8-0-0. LaSonya Osler moved, Edward Patton seconded for approval with two (2) conditions, per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval with Conditions. Community Council District 4 voted for approval with the following conditions: 1) Gwinnett County zoning conditions must apply and, 2) Gwinnett County ordinance shall be included in the staff reports.

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(Z-23-1246652)

Substitute Recommended Conditions

11.16.2023

1. The Applicant shall comply with submitted elevations dated 4/10/23.
2. Compliance with the following Special Use Permit conditions as approved by the Gwinnett County Board of Commissioners:
 - a. The proposed development shall be constructed in general conformance with Exhibit H: Site Plan dated received October 4, 2022, with revisions required by conditions of approval and the Unified Development Ordinance as reviewed and approved by the Department of Planning and Development.
 - b. Self-storage facilities shall be limited to climate controlled, interior access buildings only, not to exceed 140,000 square feet.
 - c. All grassed areas shall be sodded.
 - d. Any fencing shall be a decorative wrought iron style fence, a minimum of four feet in height with brick or stacked stone columns no greater than 50 feet on center.
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