

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Case Number:</b>	<b>2014-096</b>	<b>PC Meeting Date:</b> 09-08-14
<b>Applicant Request:</b>	<b>Rezone from R-1 Single Family Residential District to C-1 Tourist Commercial District</b>	
<b>Property Location:</b>	<b>3523 Banks Road</b>	
<b>Property Owner:</b>	<b>Evie Campbell/POA Steve Campbell</b>	
<b>Applicant:</b>	<b>Mike Whitener</b>	
<b>Staff Recommendation:</b>	<b>DENY</b>	

## PROJECT ANALYSIS

### RPA Land Use & Transportation Comments

#### Project Description

The applicant is proposing to build thirteen (13) self storage units. Eleven of the buildings range in size from 3,250 square feet to 6,800 square feet. One building is 22,500 square feet and is proposed to be used for RV storage. The remaining building is 12,000 square feet and is proposed for climate controlled storage. The entire site is proposed to be accessed from Standifer Gap Road and Banks Road. A 20 foot landscape buffer is proposed along all property lines.

#### Site Description

The site is seven acres and has a single-family dwelling, a manufactured home and several accessory structures. The site sits on a steep slope which levels out at the base along Standifer Gap Road. A Seventh Day Adventist school and church are located to the north and east of the site, respectively. Properties to the south and west are single-family residential uses within the R-1 Single-Family Residential District. There is a small parcel of land adjoining the site to the west that is zoned R-3 Multi-Family Residential District and developed with an assisted living facility.

#### Zoning History

There have been no recent zone changes to this site.

#### Plans/Policies

This site is within the 2003 East Brainerd Corridor Community Plan. The Plan identifies the site as low-density residential and does not encourage commercial growth in this area.

### Hamilton County Infrastructure & Operational Comments

All land development projects are reviewed by Hamilton County Engineering & Water Quality staff. In addition to the requirements of the Hamilton County Zoning Regulations, all land development is further required to comply with current Hamilton County subdivision regulations, building and zoning codes, storm water/water quality regulations, and the landscape regulations.

### RPA Summary

The requested zone conflicts with recommendations of the community plan. The East Brainerd Corridor Community Plan calls for the area to remain low-density residential. Rezoning of this site would introduce a commercial zone and use at this node. Although the surrounding area has a mix of non-residential uses such as the churches, fire hall and park, rezoning to C-1 Tourist Commercial District

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could set a precedent for additional commercial uses at this location. Even if the zoning was conditioned to the proposed use only, once in place, the C-1 Tourist Commercial District would set a commercial base zoning district in this area that, if expanded by additional requests, allows for many other uses that may be incompatible. The community plan identifies commercial corridors and nodes within the area more appropriate for this form of development.

While a storage facility might be of value to the community, the scale of the facility—seven acres with 103,400 +/- square feet—is not appropriate for the low-density residential community. The site also has topographical constraints that could pose storm water impacts to residences below the site. For these reasons, staff recommends to deny the request for rezoning to C-1 Tourist Commercial District zone.