



CITY OF WOODSTOCK

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING, DESIGN & SUSTAINABILITY

770.592.6050

To: Planning Commission

From: Brian Stockton, City Planner

Date: 03.026.2012

RE: CUP # 006-12 U-Haul and Self Storage

Case Information:

Case:	CUP#006-12
Applicant:	Carlos Vizcarra
Parcels:	15N18 071E
Area:	±12.389 acres
Location:	1130 Hwy 92 (former Dodge Dealership)
Property Owner(s):	CP Hudson RE Holdco LLC
Current Zoning:	GC
Council Ward:	4

Applicant's Request:

Conditional Use Permit for Self Storage as Conditional Use and Truck Rental as Conditional Use

Surrounding Land Uses:

NORTH: GC
EAST: GC
WEST: GC
SOUTH: GC

Background, Issues and Analysis: The subject property is a 3 acre parcel with right-in right-out access onto Highway 92 as well as an entrance onto Hames Road. This is the site of a former Dodge Dealership, which has been vacant since 2008. Since the previous Automotive/Truck Sales use has ceased, a Conditional Use Permit the applicant is requesting a Conditional Use Permit pursuant to LDO Sec 7.503 in order to operate a U Haul Truck Rental Agency. The applicant is also applying for a Conditional Use Permit interior and exterior self-storage mini warehouses on the subject site. The applicant is aware that any future plans for development must conform to the development and architectural guidelines of the Parkway Overlay District Zoning of the City of Woodstock Georgia.

Review Criteria: Staff will need to base its recommendation on the conditional use determination criteria outlined in Land Development Ordinance Code Section 7.503;

In addition to district regulations, the Mayor and City Council shall consider, at a minimum, the following in its determination of whether or not to grant a Conditional Use Permit, whether to limit the time such Conditional Use is allowed and whether to restrict the Conditional Use to a particular owner or party.

- a. Whether or not there will be a significant adverse effect on the surrounding area in which the proposed use will be located.**
- b. Whether or not the use is otherwise compatible with the surrounding area.**
- c. Whether or not the use proposed will result in a nuisance as defined under state law.**
- d. Whether or not quiet enjoyment of surrounding property will be adversely affected.**
- e. Whether or not property values of surrounding property will be adversely affected.**
- f. Whether or not adequate provisions are made for parking and traffic considerations.**
- g. Whether or not the site or intensity of the use is appropriate.**
- h. Whether or not special or unique conditions created by the use are consistent with the purpose, intent and goals of the Comprehensive Town Plan.**
- i. Whether or not adequate provisions are made regarding hours of operation.**

- j. Whether or not adequate controls and limits are placed on commercial and business deliveries.**
- k. Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties.**
- l. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.**
- m. Whether the application complies with any applicable specific requirements set forth in this chapter for Conditional Use Permits for particular types of uses.**
- n. Whether the applicant has provided sufficient information to allow a full consideration of all relevant factors.**
- o. Whether the Conditional Use requested emits or creates unusual odors which would warrant use of an odor elimination/attenuation system as recommended by industry standards.**

Development Process Committee Recommendation:

On March 7, 2012 the Development Process Committee voted to recommend approval of the applicants request for Truck Rental and Self –storage as Conditional Uses at 1130 Hwy 92 Woodstock, Georgia with the following Condition;

- 1) All future plans submitted for development shall conform to any and all City of Woodstock Georgia codes applicable at the time the plans are submitted for development.

City of Woodstock Zoning GC (General Commercial) within the Parkway Overlay District



