

Recommended Conditionals of Approval for REZ-23-04-03-00149:

1. The use is for a Mini Warehouse Facility only.
2. The development shall meet all federal, state, and local codes and requirements (not relieved) and conditions outlined in the attached site plan.
3. Maximum building height shall be 35ft.
4. The two existing parcels are to be combined into one parcel with the submittal of site plan for review of phase one (if phased).
5. A Type D buffer yard will be required along the combines property boundary except where it is practical to leave existing vegetation undisturbed. The existing vegetation that is remaining shall count toward the Type D buffer yard. A minimal gap / break in the Type D buffer shall be allowed to accommodate the stormwater control measure outfall device.

Reliefs requested:

1. Structures facing Catawba Cove Dr shall be allowed to be constructed with a façade other than brick, stone, wood, or split-faced block as required in the Urban Standards (US) Overlay if a combination of the Type D buffer yard and existing vegetation on the property provide an adequate screen from Catawba Cove Dr. Where the combination of the Type D buffer yard and existing vegetation on the property do not provide an adequate screen from Catawba Cove Drive, additional plantings will be provided to provide adequate screen upon reaching mature height.
2. The proposed parking striping is conceptually shown to provide an approximate parking layout and quantity / variety of parking spaces. The parking striping and layout as shown on the construction documents shall be allowed to vary in quantity and variety of parking spaces shown on this plan.
3. A minimal gap / break in the Type D buffer shall be allowed to accommodate the stormwater control measure outfall device.

Staff notes from PIMs for REZ-23-04-03-00149:

Questions from the neighbors:

1. What type of buffer yards.
2. What about the sliver of property owned by the neighbor.
3. What is the purpose of purchasing of the property.
4. Will this be a manned facility.
5. What will the structures look like.
6. Fire prevention with the RVs and boats so close together.
7. How will security be handled.
8. What if people are living in the stored RVs.
9. What will the height of structures be.
10. What will be done with the crime rate when located near a state line and can get away quickly.
11. Will fill dirt be brought in.
12. What about the water runoff.
13. What is the rental price.

Concerns from the neighbors:

1. They do not want a 50ft structure height.
2. Catawba Cove Rd being a narrow road.
3. Light pollution.
4. The maximum capacity of storage.
5. Ingress / egress is in the curve area of Catawba Cove Rd.
6. 24-hr access.
7. The building styles.