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Memorandum

To: Planning Commission
From: Tom E Young Jr, City Planner
Re: CZ 20-01 SUP
Date: 02-24-2020

BACKGROUND

Boatmen Holdings, LLC, the property owner and the applicant, to establish a Specific Use Permit for a Mini Storage for RV's and campers on the property located at 10397 South State Highway 51, in Section 26, Township 18 North, Range 15 East

The property is currently zoned General Commercial (CG), which includes uses by right for sales and service of automobiles, campers and boats. The same zoning classification allows use by Specific Use Permit for mini-storage facilities.

The specific use permit review is to determine if the use is appropriate in this specific location, compatible with the surrounding area, and that the use and layout will meet the requirements of the code for that specific use, including parking and other zoning code issues.

If an existing zoning district or rezoning request is neither the land use shown for the area by the Comprehensive Plan nor a use which prevents achievements of the planned use, then it must be determined whether the proposed land use, if implemented, would be compatible with the surrounding area in the manner contemplated by the Comprehensive Plan. Staff finds that this request, if approved and implemented, would be compatible with the use for a mini storage on the property in the area designated within the Comprehensive Plan. Staff finds that this request is in compliance with the Coweta Comprehensive Plan. The use by right for automotive related activities in conjunction with the use by Specific Use Permit for the mini-storage facility in the CG zoning district would seem to fit within the general use being proposed by this applicant; therefore staff recommends the issuance of the Special Use Permit for this application.

STAFF RECOMMENDATION

The Planning Commission can recommend approval, approval with stipulations, or disapproval of this request for a Special Use Permit to the City Council. Staff recommends approval of this request.

ATTACHMENTS

1. Aerial View Map
2. Zoning Map
3. Public Hearing Notice