FORESIGHT DESIGN SERVICES

BROADSTREET PARTNERS

BLUELIME

Planning Commission – Public Hearing February 7, 2023

1055 PLANTATION ROAD – CUP/REZONING REQUEST

RZN & CUP

- Applicant is asking for the following:
  - Conditional Use Permit for Climate Controlled Storage / Mini Warehouses
  - Working with the Town Planning department to bring the former Planned Commercial District to current day potential uses for the lot facing Prices Fork Road

PROJECT SCOPE

- Subdivision of property into 2 lots
- Construction of a connector road from Plantation Road to the neighboring project The Retreat. (Crisp Road Extension)
- Lot 1 – 100,000 SF NRA Climate Controlled Storage facility
- Lot 2 – To Be Determined Commercial Parcel. This parcel has specified uses spelled out that must all be approved by a Conditional Use Permit.

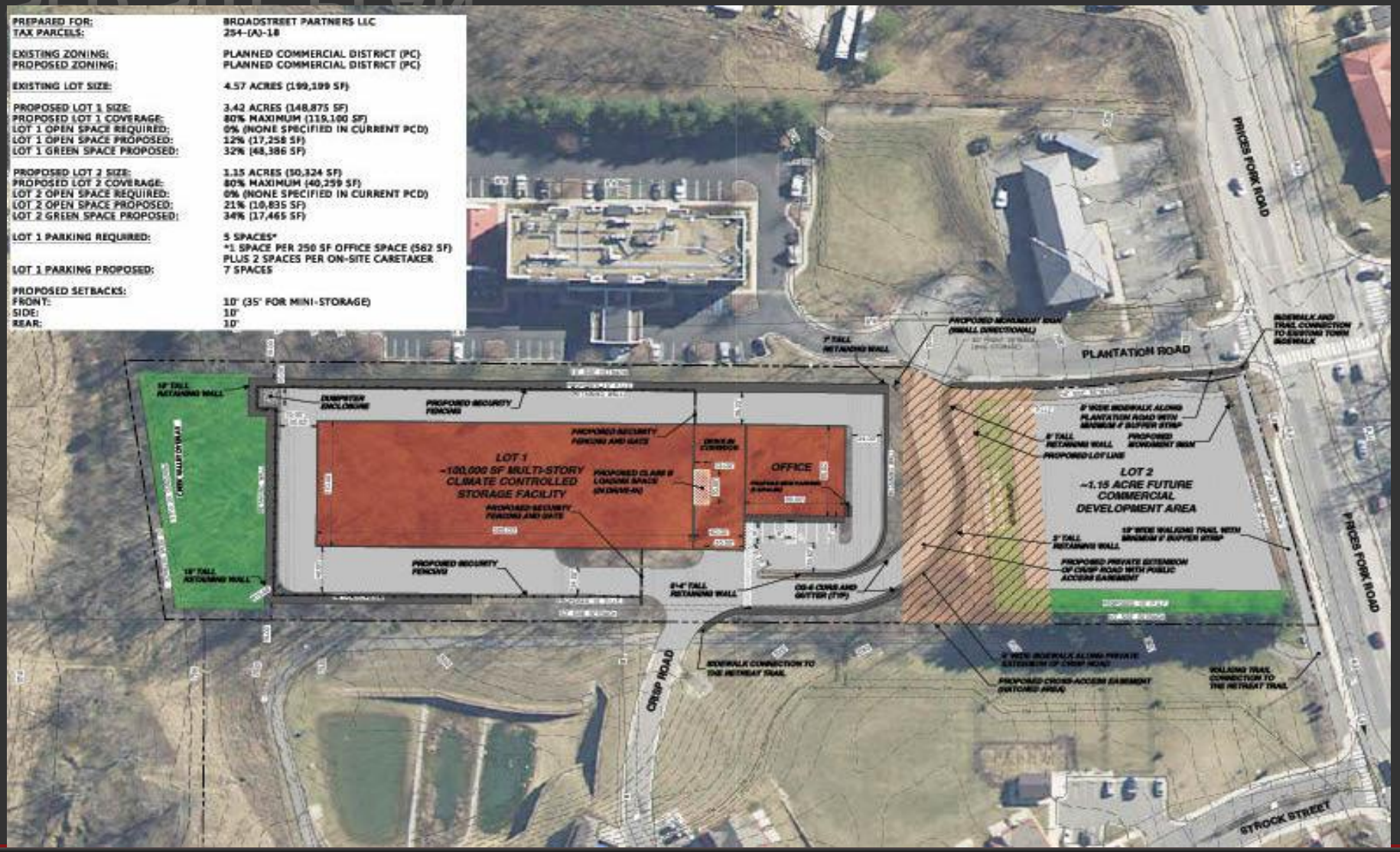
EXISTING SITE

4.53 AC

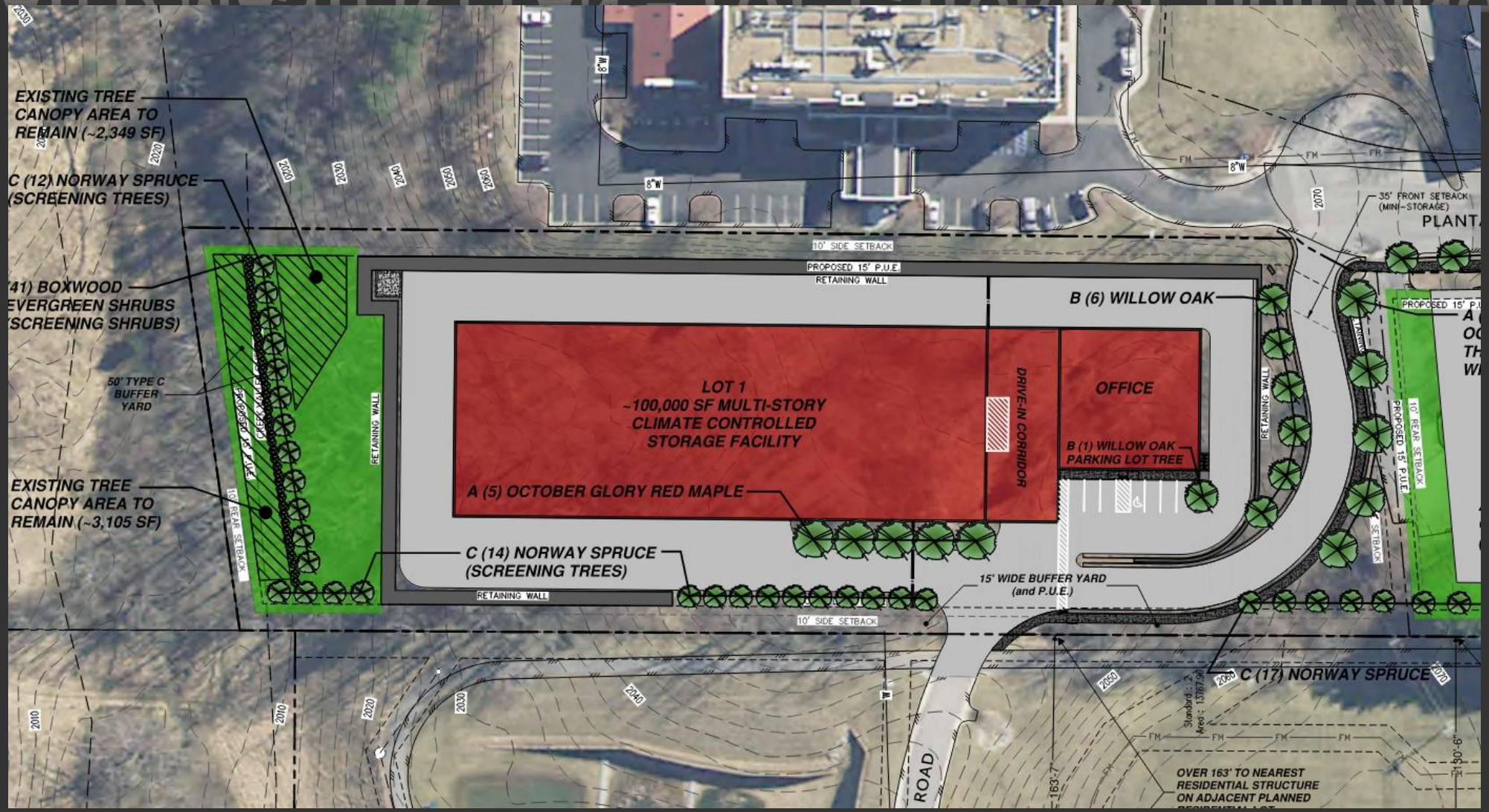
70’ of fall from Prices Fork Road to the rear property line



PROPOSED SITE PLAN



UPDATED MASTER PLAN – LOT 1 STORAGE BUILDING



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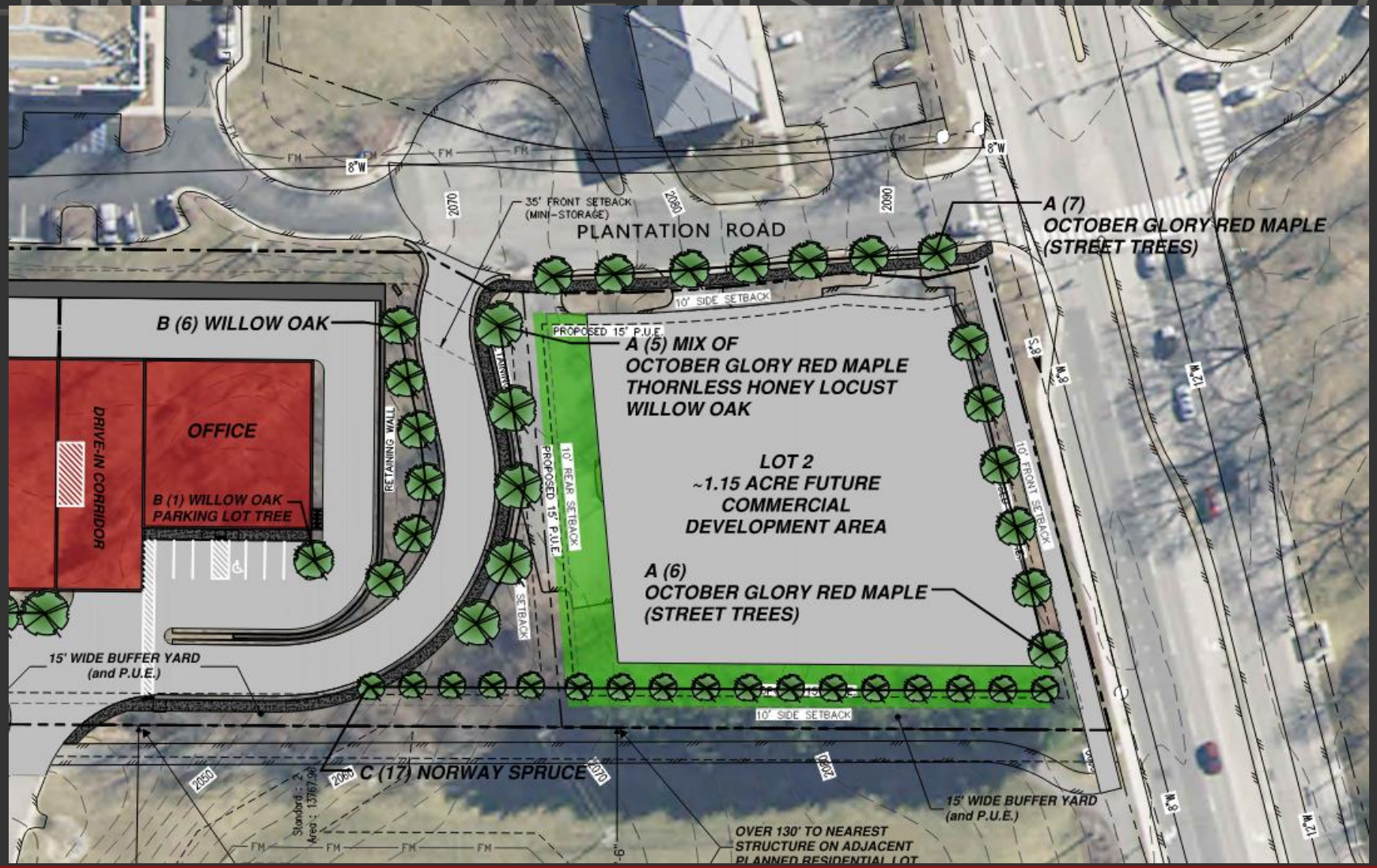
UPDATED MASTER PLAN – LOT 2 COMMERCIAL LOT



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UPDATED USES – CUP REQUIRED

Uses Allowable by Conditional Use Permit:

- General Office
- Professional Office
- Restaurant, General
- Restaurant, Small
- Retail Sales
- Medical Office
- Financial Institution (with a drive through window)
- Financial Institution (with no drive through window)
- Clinic or Urgent Care
- Day Care Center
- Automobile Parts/Supply
- Car Wash
- Brewpub
- Garden Center
- Fast Food Restaurant (with a drive through window)
- Fast Food Restaurant (without a drive through window)
- External speakers for any of the stated uses are also a use permitted with a CUP

CLIMATE CONTROLLED STORAGE ELEVATIONS

VIEW FROM CRISP ROAD



VIEW FROM EAST / HOLIDAY INN EXPRESS



STORAGE BUILDING ELEVATIONS



VIEW FROM TRAFFIC SIGNAL AT PRICES FORK ROAD





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BUILDING MATERIALS



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VIEW FROM PRICES FORK ROAD



VIEW FROM THE RETREAT



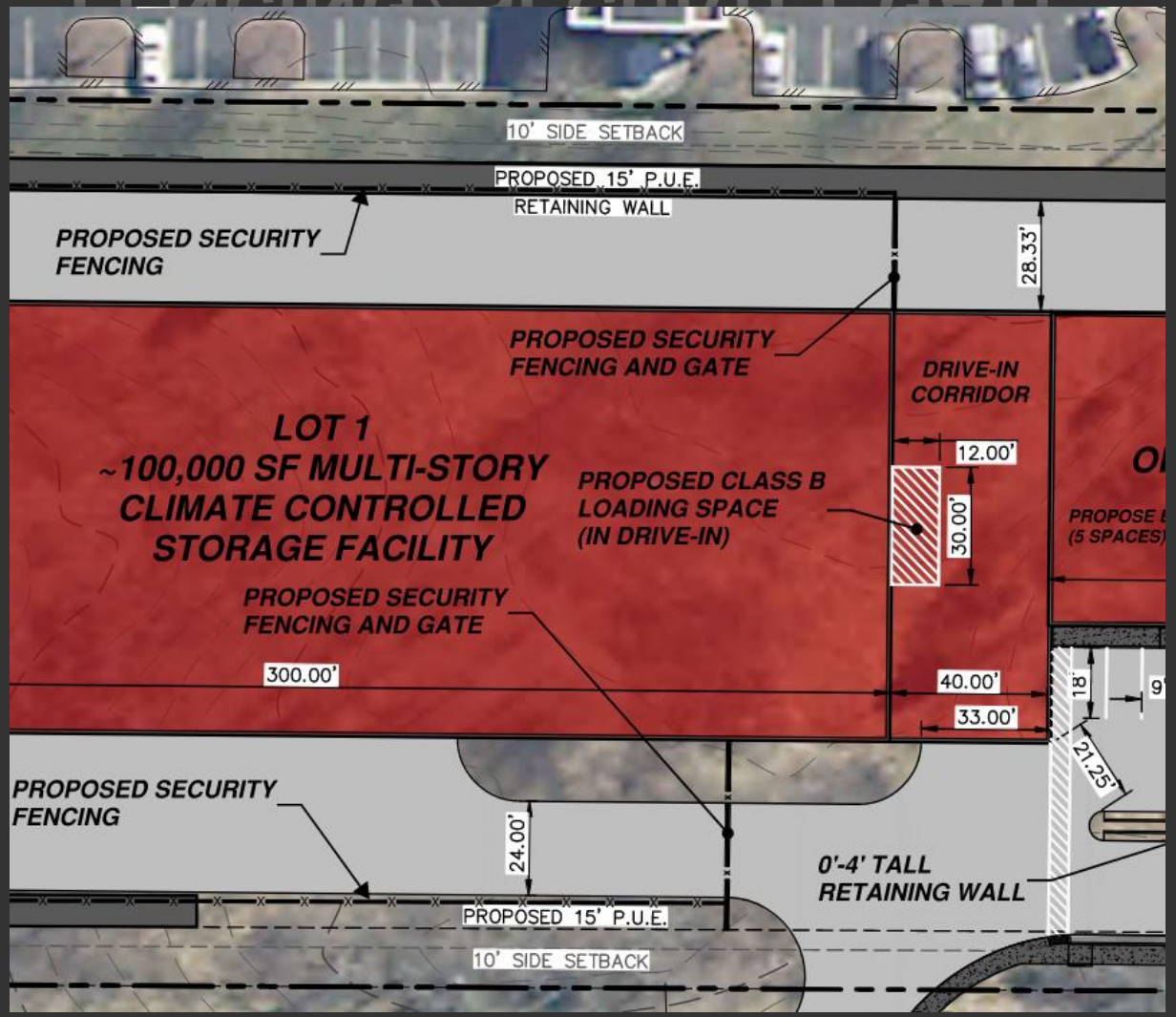
VIEW FROM THE NORTH

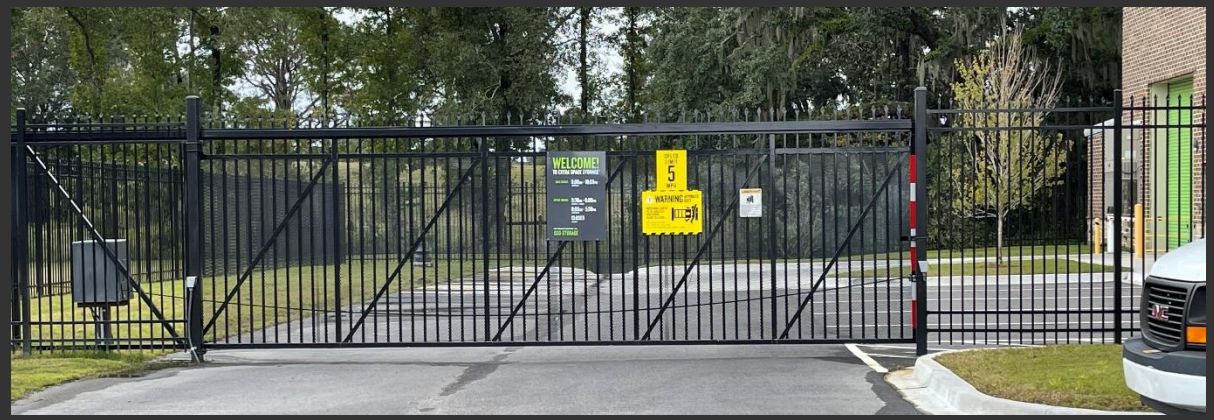


CLIMATE CONTROLLED STORAGE OPERATION

- 100,000 SF of Rentable Area
- Units predominantly accessed from the interior of the facility
- Gated and Fenced
- On Site Management: Mon – Sat 9:00 AM – 6:00 PM
- Hours of Operation: Accessible 7 days 6:00 AM – 9:00 PM
- Extra Space is the premier operator in the climate controlled storage category and is ranked in the Glass Door top 100 place to work

FENCING/SECURITY GATE



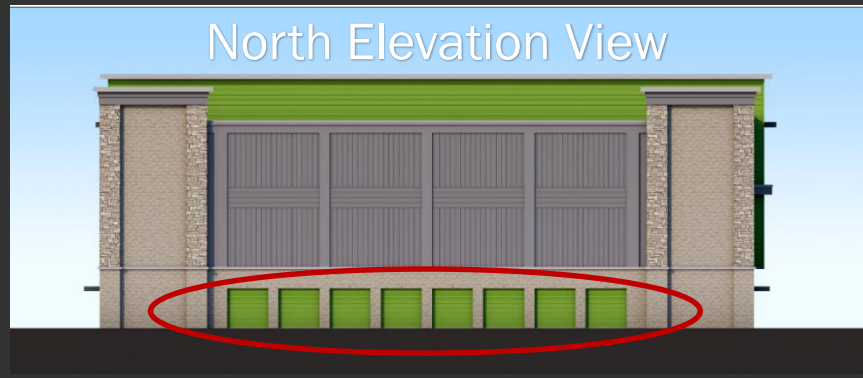


- Added proposed security fencing and gates to control access to facility after hours.
- Keeps fencing/gates outside of required front yard area.

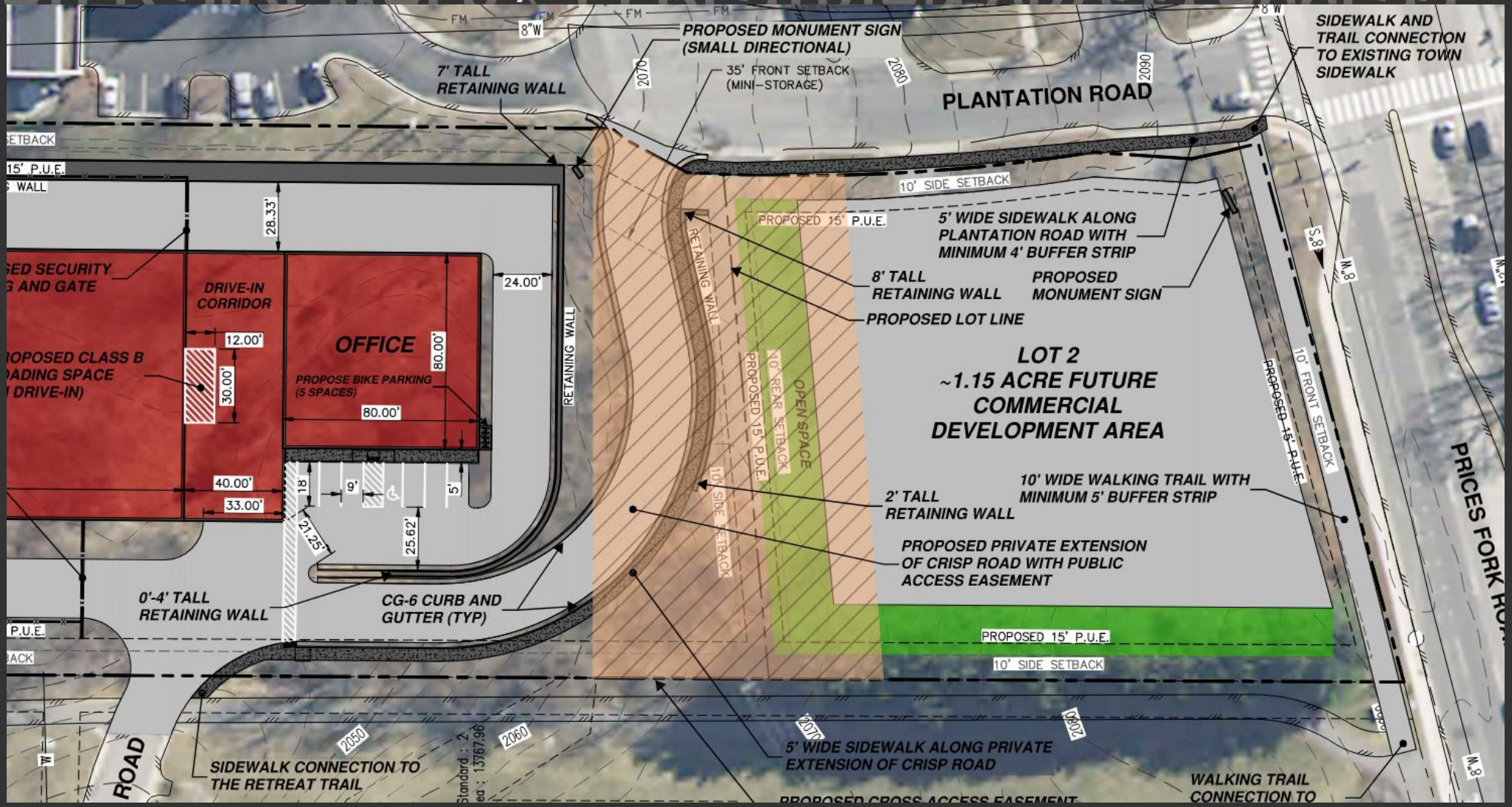
DOORS FACING RESIDENTIALLY ZONED PROPERTY



- Requesting an exception to the requirement that no door opening for any rental unit be constructed facing any residentially zoned property.
- Doors are much nicer/more aesthetically pleasing than typical rental units and are part of a single overall structure.
- Fencing/LS on Retaining wall will provide buffering.



UPDATED SIDEWALK / PEDESTRIAN-CROSS ACCESS



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BIKE LANE VARIANCE





EXISTING BIKE LANE TERMINATES AT PLANTATION ROAD
APPLICANT IS ALREADY INSTALLING A BIKE PATH ALONG THE FRONTAGE OF PRICES FORK ROAD
THE AREA IN QUESTION HAS MULTIPLE UTILITIES LOCATED IN THIS AREA – INCLUDING FIBER OPTICS AND TELECOM

QUESTIONS/COMMENTS