

WORKSHOP MEETING

To: Town Council

From: Travis Morgan

Date: 11/12/2025

Re: 12243 Nations Ford Outdoor Storage (*Action Item*)

UPDATE:

Plan has been updated to setback storage yard to 40 feet back from current edge of property. Fence surrounding outdoor storage area increased to 10 feet in height. Sidewalk payment option and right of way dedication for proper Nations Ford roadway.

REQUEST:

Harris Cohn and Shelton Haile on behalf of Nisbet Partners LLC seeks your consideration on a site plan specific conditional zoning plan. The proposal is to allow for outdoor storage for pipes and associated drainage products on more than one acre in the G-I (General Industrial) zoning district.

DEVELOPMENT SUMMARY:

Parcel numbers: 20504123,20504126,20504113
Address 12243 Nations Ford (part of Nisbet Business Park)
Acreage: +/-6.385
Storage Area: 2.5

Zoning Ordinance:

6.5.13 Contractors' Storage and Equipment Yard

A) If more than one (1) acre of outdoor storage area is provided, this shall be a conditional use.

B) All outdoor storage must be materially screened on all sides whereby no materials are visible to any adjacent lot or public street.



STAFF COMMENT:

Please review the proposal and note the storage in the front yard and screening applicant has proposed. Zoning prefers storage in the side or rear yard preferably. Building being used is pre-existing. Property is on the edge of Town limits and adjacent to the rock quarry, however. Staff recommends the below conditions if the proposal is to be approved:

- 1) Recommend establishing correct Nations Ford Road right of way. Some property lines appear extend to middle of the street. Recommend establishing or confirming roadway dedication of 60' (30' from center of roadway) along the road frontage.
- 2) If screening trees shown are under or adjacent to overhead powerlines substitute landscape plan approved by staff for approved large evergreen shrubs (minimum 6' in height at planting).
- 3) Recommend consideration of a payment-in-lieu for approximately 630' of sidewalk along Nations Ford since none is proposed. This could be used to help walkability in higher need areas. General sidewalk pricing is around \$45 per linear foot here (\$28,350 approx.). If sidewalks are not installed recommend a payment-in-lieu option.

ACTION:

This is a Public Hearing to hear and discuss this conditional zoning proposal with the public and provide direction for approval or disapproval. Note consistency statement incorporated or stated: if approved is found to be consistent with the comprehensive plan and similar policies unless stated otherwise and similarly if disapproved, is found inconsistent with the same unless noted otherwise.