

WORKSHOP MEETING

To: Town Council

From: Travis Morgan

Date: 9/22/2025

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

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 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



STAFF COMMENT:

Please review the proposal and note the storage in the front yard and screening applicant has proposed. There are no sidewalk shown. Discussion is needed for sidewalks generally where and how for Nations Ford and a general check-in to review outdoor storage ordinance language and applicability.

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.

ACTION:

This informational item to hear and discuss the initial proposal. With the unresolved issues staff recommends applicant revise and/or correct all above comments before coming back to another workshop meeting in the future.