

# WORKSHOP MEETING



**To:** Town Council

**From:** Travis Morgan

**Date:** 10/27/2025

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

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**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.

**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. Also note the proposed lot line adjustment to add adjacent land and survey showing lot lines into middle of Nations Ford Rd.

- 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 for approved large evergreen shrubs
- 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.

**ACTION:**

This is an informational item to hear and discuss the proposal and provide direction for approval or disapproval. For consideration: also discuss possible conditions you would like to see if the general proposal is favorable.