



**Corridor Design Commission
COA Application
Commissioner Work Sheet & Staff Report**

APPLICATION INFORMATION

ADDRESS: 2090 Eatonton Road

PARCEL: 046A 019

APPLICANT: John L. Strauss

PROJECT: Truck Parking

BRIEF DESCRIPTION: Site changes

PROJECT DESCRIPTION:

The applicant proposes fencing a majority of an existing paved lot. The sides and rear will be dark coated chainlink with black screening fabric on the interior side. The front will be a stained wood privacy fence with top and bottom rails with the exception of the gates which will be chainlink on a metal frame. The front fencing will be set at the 75' build-to line.

Outside of the fenced area at the front, portions of the existing paving will be removed leaving connections from the street to the gates, a connection between the two approaches to the gates, and a small arc on the right side. At center and on the left will be areas of grass. The left and right sides of the front fence will be screened with Emerald Green Arborvitae and Nandina. The center will have a planting of Holly Compacta. The chainlink fencing on the left side will be screened with Leyland Cypress (existing).

An 8'x8'x8' storage cube will be set in the front left corner within the fencing.

PERTINENT CRITERIA & STAFF COMMENT:

One Criteria/precedent apply to this project:

1. 75' build-to line
2. Front Landscape Area min. 20'
3. Frontage trees - one per 25', 3" caliper
4. Frontage landscaping - 75% evergreen or perennial
5. Pervious Area - 60/40
6. Fencing has been limited to side and rear.
7. Light Standards - 20' height maximum, black, night sky fixtures

Comment:

Many of the existing structures in this area predate the Corridor Overlay, most do not conform to the 75' build-to line. Visually, the location of the fence appears to meet the facade line of the Waffle House.

The 60/40 pervious to impervious parameter is a zoning requirement. The Director of Planning gave the opinion that this project does not rise to the level of redevelopment of the site and would not require 60/40. However, she suggested that establishment of the frontage landscape area be required by the Corridor Design Commission. Staff suggests a single overstory tree be planted in the greenspace of the front left corner. This is similar to the requirement for a tree for the redevelopment of the KFC property.

The side/rear fencing appears to be equivalent to that required on other properties. The front fence is somewhat decorative which is consistent with discussions the commission had concerning a similar situation. The front fence is well screened. The storage cube is well screened by fencing and vegetation.
