APPLICANT: Cameron Morris

OWNER: Tree Sap Holdings, LLC

LOCATION: 605 E. Oglethorpe Blvd.

CURRENT ZONING: C-3 (Commercial District)

CURRENT USE/PROPOSED USE: Vacant Property / Self-Storage Facility

MEETING INFORMATION:
Planning Commission 11/05/20, 2:00 P.M., Robert Cross Multipurpose Facility, 3085 Martin Luther King, Jr. Dr.
Public Hearing and Final Vote 11/17/20, 8:30 A.M., 222 Pine Ave., Rm. 100

RECOMMENDATION: Approval

GENERAL INFORMATION: The applicant requests special approval to construct a self-storage facility on a 4.25-acre tract. New construction will provide about 89,000 sq. ft. of storage space in multiple buildings. Construction is planned for two phases.

Special approval of the City Commission is required to develop a self-storage facility in a C-3 (Commercial) District.
SPECIAL APPROVAL CRITERIA

The Albany Dougherty Zoning Ordinance recommends that the Planning Commission consider the following factors for special approval requests:

1. The effect of the proposed activity on adjacent transportation network.

Road Capacity:

<table>
<thead>
<tr>
<th>Road(s)</th>
<th>Traffic Capacity</th>
<th>ADT (2019)</th>
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<tr>
<td>E. Oglethorpe Blvd.</td>
<td>31,500*</td>
<td>26,500**</td>
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<tr>
<td>*Radium Springs to Cason</td>
<td></td>
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<tr>
<td>**Intersection of Radium Springs &amp; Oglethorpe</td>
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Trip Generation: Based on information from Trip Generation (2018), a mini-warehouse facility consisting of 89,000 sq. ft. could generate about 134 trips per weekday.

Analysis: No adverse impact to the surrounding transportation network is anticipated as a result of the proposed use. The self-storage unit is a low traffic generator with access from an existing driveway off of E. Oglethorpe Blvd.

2. The location of off-street parking facilities.

Warehouse facilities must provide one parking space for each two employees on duty at any one time. According to the developer, two to three employees will be on site, which will require two parking spaces. Parking will be provided in front of the proposed office.

3. The number, size and type of signs proposed for the site.

A site identification sign will be located near the entrance of the facility. Signage must comply with the City of Albany Sign Ordinance.

4. The amount and location of open space.

The self-storage facility will encompass 89,000 sq. ft. leaving approximately 2.2 acres of open space on the 4.25-acre parcel. A landscaped strip, including trees, will be planted around the perimeter of the site.

5. Protective Screening.

The Zoning Ordinance does not require protective screening since the property adjoins only commercially zoned properties. However, the site will be fenced and gated for security reasons.
6. Hours and manner of operation of the proposed use.

The storage facility will be open daily from 7:00 a.m. to 9:00 p.m. The office will operate from 9:00 a.m. to 5:00 p.m., Monday thru Friday and 9:00 a.m. to 12:00 p.m. on Saturdays.

7. Outdoor lighting.

Low intensity lighting will be provided for security reasons.

8. Ingress and egress to the property.

The property has access from E. Oglethorpe Blvd. Access will be limited to one driveway; the other existing driveways will be closed.

9. Compatibility with surrounding land use.

The proposed use should be compatible with adjacent commercial properties, which include auto dealerships/service centers and warehouse/distribution facilities. The Georgia & Florida Railway Right of Way adjoins the property to the north. The proposed self-storage facility will not encroach on residential neighborhoods.

10. Consistency with the Comprehensive Plan.

The Comprehensive Plan (2026) recommends commercial development along the north side of E. Oglethorpe Blvd. The proposed use is consistent with this recommendation.

RECOMMENDATION

Staff recommends approval of this application.
20-019 Special Approval
605 E. Oglethorpe Blvd.
Owner: Tree Sap Holdings, LLC
Applicant: Cameron Morris

Disclaimer: Albany GIS makes every effort to produce the most accurate information possible. No warranties, express or implied, are provided for the data herein, its use or interpretation. All data is subject to change.
February 26, 2020

Mary Teter
Senior Planner
Albany Planning & Development Services
240 Pine Avenue
Albany, GA 31701

RE: Oglethorpe Storage
    Albany, Ga. LE19171

Dear Mary:

We are working with Cameron Morris in an effort to develop a self-storage facility on a tract of land currently owned by the Albany-Dougherty Payroll Development Authority located at 605 E. Oglethorpe Blvd in Albany, Ga. The property is currently zoned C-3. This letter is to clarify the proposed intent for the property addressing items as required by the City's zoning ordinance. Plans include the construction of approximately 89,000 sf of storage space in multiple buildings.

1. Traffic generated by a self-storage facility is moderately low. Oglethorpe Blvd is a divided four lane highway with ample capacity for the development of this project.
2. Self-storage facilities require very little onsite parking. Code required parking (including an accessible space) will be provided outside of the security gate in front of the proposed office at the entrance to the site.
3. There will be a site identification sign located near the entrance to the site. The sign will comply with the City Sign Ordinance.
4. A landscape strip will be provided around the perimeter of the site aesthetically separating this development from the adjoining commercial properties.
5. A buffer is not required by code as the adjoining properties are commercial. However, the entire self-storage facility will be fenced and gated. Trees will be planted in the perimeter landscape strip to meet the City Tree Ordinance.
6. The existing office will operate during normal business hours Monday through Saturday approximately 8:30 AM to 6:00 PM. This is compatible with other businesses in the area.
7. Site lighting will be minimal and low intensity for security purposes only.
8. Site access will be from one of the existing driveways off of Oglethorpe Blvd. The remaining existing driveways will be closed. A permit will be required from the Georgia Department of Transportation for any work within the right-of-way of Oglethorpe Blvd. Sight distance is not a problem at this location.

Should you desire any additional information, please let me know.

Sincerely,

Tod Lanier, PE
President
Justin Strickland  
Albany-Dougherty Economic Development Commission  
125 Pine Avenue, Suite 200  
Albany, GA 31701  
(229) 434-0044  

October 1, 2019  

Justin,  

Thank you for giving me the opportunity to discuss a new business opportunity for Dougherty County. I currently co-own two (2) self-storage facilities in Dougherty County and we need to expand to service our customers. We attempted adding value to our existing facilities, however, the 100 year flood plain would simply make this too costly after an extensive topography and boundary survey.  

Having said that, our customer base consists of Albany State University students, Marine Corps Logistics Base service members, and local residents of Dougherty and surrounding counties. We are looking to expand our portfolio into new construction “traditional” non-climate controlled, as well as, climate controlled self-storage units. The demand for climate controlled units continues to grow and we plan to grow with it.  

The plan is to purchase 605 E Oglethorpe Boulevard and develop a four (4) phase portfolio of self-storage units. This project would be well lit, fenced and secured for its tenants adding value to the East Oglethorpe corridor. The attached diagram shows Phase 1 and the direction of the series of phases.  

I would anticipate the entire project to be valued over $950,000 once construction is complete. Based on Fair Market Value of $950,000 and using the 2018 Millage Rate (43.175) this property would generate an estimated $16,406 in property tax dollars for Dougherty County. Phase 1 would take an estimated 4 months to complete according to a local general contractor.  

This project would create two (2) to three (3) jobs for Dougherty County. There will need to be a full-time property manager to take care of the day to day operations of the business. In addition, a part-time employee is needed to service the grounds on all properties and coordinate move in and move out.  

The only land needs would be “special conditional use” under the commercial zoning requirement. This conditional use would allow self-storage to be constructed and operate. With this purchase and sale agreement I would request the City of Albany “approve” this special conditional use prior to closing on the real estate.  

The utilities would include basic electricity, water and sewer.  

The decel lane that is existing may need to be “widened” to support current GDOT requirements.  

All The Best,  

Cameron G. Morris  
(229) 881-7643  
P.O. Box 71594  
Albany, GA 31708
Special Approval Application
City of Albany □ Dougherty County

Property Address: 605 E OGLETHORPE BLVD ALBANY

Name of Property Owner(s): CAMERON MORRIS & CLINT EUDY

Mailing Address: P.O. BOX 71594 ALBANY, GA 31708

City: ALBANY State: GA Zip Code: 31708 Telephone: (229) 881-7643

Name of Applicant: CAMERON MORRIS

Mailing Address: P.O. BOX 71594 ALBANY, GA 31708

City: ALBANY State: GA Zip Code: 31708 Telephone: (229) 881-7643

Current Use of Property: (C-3) VACANT LAND

Property owner requests special approval to allow the following special use: (C-3) (M-1) SELF STORAGE FACILITY

The applicant is required to provide a site plan, an 8" X 11" copy of the site plan, and a letter of intent with each application. In the event the applicant is someone other than the current owner, the applicant must attach a letter of authorization signed by the current owner(s) of the property authorizing the filing of the application. This application must be filed by the 10th of the month to be considered for the meeting of the following month.

I hereby authorize the Planning, Development Services & Code Enforcement Department staff to inspect the premises of the above described property and to place a public notice sign on the premises as required by law. I also hereby depose and say that all statements herein, and attached statements submitted are true and accurate to the best of my knowledge and belief.

Sworn to and subscribed before me this 30th day of October

Signature of Applicant: [Signature]

Notary Public: [Signature] My commission expires: [Signature]

(Staff Use)

Posting fee: __________ Date paid: __________ Receipt: __________
VERIFICATION OF OWNERSHIP

Name of all owners: TREE SAP HOLDINGS, LLC (ENTRY)
Cameron Morris + Clint Eudy

Address: PO BOX 71574

City/State/Zip Code: ALBANY GA 31708

Telephone Number: (229) 881-7643

Property Location (give description if no address): 605 E OGLETHORPE
BUSD. ALBANY, GA 31705

I am the owner of the property listed above, which is the subject matter of the attached application, as shown in the records of the City of Albany, or Dougherty County.

Owner Signature (all owners must sign) Owner Signature (all owners must sign)

Personally appeared before me Cameron Morris + Clint Eudy, who has stated that the information on this form is true and correct.

Notary Public Date

In my absence, I authorize the person named below to act as the applicant in the pursuit of action for the attached application.

Name: 
Address: 

City/State/Zip Code: 
Telephone Number: 

PLANNING & DEVELOPMENT SERVICES

P.O. Box 447 Albany, GA 31702 | Phone: 229.438.3901 | Fax: 229.438.3965 | www.albanyga.gov
The applicant filed on this date: **October 20, 2020**, to apply for a rezoning approval affecting described property as follows:

605 E. Oglethorpe Blvd. Albany

Yes  No

☐  ☑ Within the last two years preceding the above filing date, the applicant has made campaign contributions aggregating $250 or more to a member or members of the City Commission or County Commission who will consider application number__________.

(Please list the name(s) and official position of the local government official; the dollar amount; description, and date of each campaign contribution).

________________________________________________________________________

________________________________________________________________________

I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 2^nd day of **October**, 2020.

Signature of Applicant

Notary Public

Commission expires:

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**PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT**

P.O. Box 447 Albany, GA 31702 | Phone: 229.438.3001 | Fax: 229.438.3965 | www.albany.ga.us