

NARRATIVE

5859/5871 Brookton Lula Road

August 23, 2024

This is a request to rezone the subject property (two parcels) from Agricultural-Residential-IV (AR-IV) to Planned Industrial Development (PID) to recognize an existing industrial use.

The main building was built in 1968. Junior Helton, my father, started Insulair Inc. in 1970. This was a family owned and operated Styrofoam company from 1970 until April 17, 2014, when the company closed due to the death of Junior Helton.

The main building is an approximate 18,500 square-foot warehouse type metal building. There is an existing office building of approximately 555 square feet that looks like a residence which is used for administrative functions. In 2015, the new tenant J&J Welding moved in a modular office building adjacent to the main building that served as a break room for employees. There is a 5-bay, 4,000 square-foot shop on the property that is currently used for the property owner's personal storage.

After all Styrofoam equipment was taken out of the building, J&J Welding leased the property with the exception of the personal shop building from 2015 until August 2024 due to selling the business to A&J Welding. A&J Welding will continue just as J&J Welding left off. This company is a steel welding company that primarily welds large steel beams. A&J Welding has 6-8 employees with business hours of 6:00am to 3:30pm Monday through Friday. This company ships all orders out requiring delivery trucks in and out several times a week depending on orders. All sales are via internet and phone only. No customers come to the property. A&J Welding requires an outdoor storage area due to the size of the beams. The beams are and will remain on racks outside along the front property line. Due to the slope at the rear of the property, it is not feasible to store materials behind the building. There is parking for employees as well as business-related equipment such as cranes and large trucks. There is a single driveway that provides access to both properties and a driveway on the adjacent property to the east that accommodates circulation for the delivery trucks. Some materials are also stored on the property to the east.

The property is in the Gateway Corridors Overlay District. To help screen the outdoor storage of materials and equipment, black privacy screen will be placed on the existing chain link fence along the front property line. The drive areas are asphalt or concrete surface. Exceptions requested to the GCOD standards include gravel parking along the north and west property lines of 5859 Brookton Lula Road and waiver of the 10-foot front landscape strip.