

**A RESOLUTION OF THE CITY OF ROBERTA TO AMEND THE TABLE OF  
LAND USE REGULATIONS TO INLCUDE LONG TERM STORAGE  
FACILITIES**

**CITY OF ROBERTA, GEORGIA**

**AN ORDINANCE TO AMEND THE COMPREHENSIVE LAND DEVELOPMENT  
RESOLUTION TO ESTABLISH LONG TERM STORAGE FACILITIES; AND FOR OTHER  
PURPOSES**

**WHEREAS, the City of Roberta has adopted a Comprehensive Land Development Resolution to promote  
orderly growth and development; and**

**WHEREAS, the City is authorized pursuant to the Georgia Zoning Procedures Law to adopt and amend zoning  
regulations to protect the public health, safety, and welfare; and**

**WHEREAS, the Mayor and City Council find that there is a need to establish regulations for Long Term Storage  
Facilities to ensure compatibility with surrounding properties; and**

**WHEREAS, the purpose of this amendment is to provide safe and lawful locations for Long Term Storage  
Facilities while promoting public health, safety, and welfare; and**

**WHEREAS, proper public notice has been provided and a public hearing has been conducted in accordance with  
applicable law;**

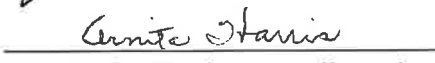
**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF  
ROBERTA, GEORGIA:**

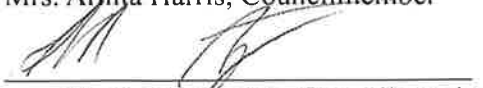
Section 2.2. The Comprehensive Land Development Resolution is hereby amended to add a definition for Long Term Storage. 5.3.4. The Table of Land Use Regulations is amended to include Long Term Storage Facilities as follows:C-1 (Special Exception), C-2 (Permitted), I-G (Permitted), with reference to Article VIII is amended to add Section 8.12 establishing standards for Long Term Storage Facilities, including minimum lot size, site plan requirements, operational standards, and environmental protections. All ordinances or parts of ordinances in conflict herewith are hereby repealed. If any portion of this ordinance is held invalid, such invalidity shall not affect the remaining provisions.

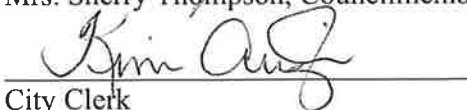
**Resolved and adopted, this 20<sup>th</sup> day of April, 2026.**

City Of Roberta


  
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Mayor Josh Patterson

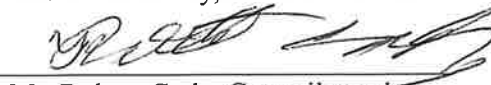
  
\_\_\_\_\_  
Mrs. Arnita Harris, Councilmember

  
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Mrs. Sherry Thompson, Councilmember

  
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City Clerk

  
\_\_\_\_\_  
Mr. Will Carroll, Councilmember

  
\_\_\_\_\_  
Mr. Brant Bailey, Councilmember

  
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Mr. Robert Cody, Councilmember

**Proposed Text Amendment**

**The Comprehensive Land Development Resolution for the Incorporated area of  
The City of Roberta, Georgia**

The purpose of this ordinance is to provide safe and lawful locations for Long Term Storage Facilities, while protecting surrounding properties and promoting public health, safety, and welfare.

**Article II. Definitions of terms used in this resolution.**

**Section 2.2. Specific Definitions-** Long Term Storage: Parking or storage of commercial vehicles, trailers, RVs, boats, and other heavy equipment for more than 24 hours.

**5.3.4. Table of Land Use Regulations for Commercial District**

**Where allowed: Table of Land Use: C-1 (SE) and C-2 (P); I-G (P)**

Land Use Category	C-1	C-2	C-3	Reference
<b>Commercial</b>				
<i>Long Term Storage Facilities</i>	SE	P		Section 8.12

Land Use Category	I-G	References
<b>Commercial</b>		
<i>Long Term Storage Facilities</i>	P	Section 8.12

## **Article VIII. Special Provisions for Specific Uses**

### **Section 8.12. Long Term Storage Facility**

Within the districts permitting long-term storage facilities, the following requirements shall apply:

#### **8.12.1. General Requirements**

- a) Minimum site area shall be (one) 1 acre

#### **8.12.2. General Development Standards**

- a) Site plan, sealed engineered if required by the city, showing the number of parking stalls, circulation, setbacks, buffers, fencing, lighting layout, drainage, grading, and stormwater facilities, if applicable.
- b) Traffic access memorandum, including coordination with GDOT, if applicable.
- c) Landscape and buffer plans.
- d) Operations and security plan.
- e) Proof of water and sewer or approved septic, for restrooms, if required.

#### **8.12.3. Operating Standards**

- a) Truck storage spaces must be minimum twelve (12) feet wide by seventy-five (75) feet long.
- b) Adequate maneuvering space must be provided so trucks can enter and exit without backing onto public streets.

- c) Parking and storage areas must be adequate to support heavy vehicles and provide proper drainage. Materials for ground support include paved gravel, millings, compacted earth, or other stabilized surfaces approved by the city.
- d) Fencing is encouraged for security but is not required.
- e) Where a fence or wall is installed adjacent to residentially zoned property, a minimum ten (10) foot landscaped buffer shall be provided between the fence or wall and the residential property line to allow for maintenance. This buffer requirement may be waived when the adjacent residential property is under common ownership or when a notarized written agreement waiving the buffer is filed with the City by the residential property owner.
- f) Lighting is not required; however, any lighting provided shall be shielded and directed inward to prevent spillover onto adjacent properties if present.
- g) Security lighting and additional security measures, such as cameras, controlled access gates, or on-site personnel, are encouraged but not required.
- h) Facilities must be designed to allow access for emergency vehicles. This can include keys or gate codes on file with the local authorities to access the property.

#### **8.12.4. Additional Standards**

- a) Vehicle maintenance, fueling, washing, or repair operations shall not be permitted except for minor incidental maintenance necessary to move or secure vehicles. Fueling and vehicle washing shall be prohibited unless conducted within a designated area designed and operated in compliance with all applicable federal, state, and local environmental regulations. The storage of hazardous materials, chemicals, petroleum products, or regulated waste shall be prohibited except in quantities normally associated with vehicle operation. Any permitted storage or handling of such materials shall comply with all applicable federal, state, and local environmental regulations.
- b) Outdoor storage of vehicle parts, tires, scrap materials, or similar items is prohibited. Temporary storage of disabled vehicles is permitted, provided such vehicles do not exceed ten percent (10%) of the total parking or storage capacity of the facility and do not create the appearance of a salvage operation.
- c) 24-hour access is allowed but may be limited at the discretion of the business owner.

#### **8.12.5. Additional Requirements**

- a) The City Council may require additional buffering or screening where Long-Term Storage Facilities are adjacent to non-commercially zoned properties, based on site-specific conditions