



# Hall County Government

## PLANNING & DEVELOPMENT

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**To:** Richard Higgins, Chairman  
Kathy Cooper, District 1  
Billy Powell, District 2  
Shelly Echols, District 3  
Jeff Stowe, District 4

**From:** Randi Doveton, Director

**Date:** October 25, 2022

**Subject:** Application of Phillip Edwards, Chad & Clint Shoaf to rezone from Residential-I (R-I) to Planned Commercial Development (PCD) on a 3.54± acre tract located on the north side of Mountain View Road at its intersection with Old Oakwood Road; a.k.a. 2928 Mountain View Road; Zoned R-I; Tax Parcel 08012 003006S. Proposed use: self-storage warehouses. Commission District 4.

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The application before you is a request to rezone 3.54± acres from Residential-I (R-I) to Planned Commercial Development (PCD) to allow self-storage warehouses.

At their October 17, 2022 meeting, the Hall County Planning Commission voted to recommend approval (4-1) of this request with the following eleven (11) conditions:

1. *There shall be coordination with Georgia Power for a fence with a gate lock along the power easement.*
2. *The placement and design of the buffers shall be approved by the Planning Director on a revised site plan prior to submission to Development Review.*
3. *Before a building permit is issued, the proposed architectural plans shall receive approval from the Hall County Planning Director.*
4. *Driveway design and placement are subject to approval by Hall County Traffic Engineering.*
5. *The following uses shall be prohibited: adult entertainment establishments, junk yards, and billboard signs.*
6. *Georgia Power shall approve the commercial site plan prior to the Land Disturbance Permit being issued.*
7. *All exterior lighting shall be full cutoff down lights.*
8. *The development shall be in conformity with all Hall County ordinances at the time of submission for Development Review, including the Tree Protection ordinance.*
9. *Hours of operation shall only be between 5am to 11pm.*
10. *There shall be a brick and mortar sign at the front.*
11. *Buildings A and B facing Mountain View Road shall have a minimum of 36 inch water table with hardy plank siding.*

There were no written comments submitted in advance of the Planning Commission meeting and no one spoke in favor or opposition during the public hearing on October 17, 2022.

There have been no changes to the request since the Planning Commission took action.