

Planning & Development Department

2875 Browns Bridge Road, Gainesville GA, 30504

PO BOX 1435, Gainesville GA, 30503

Ph: 770-531-6809

RE: Written Report for Zoning Application for Mountain View Self Storage

1. Enclosed is our zoning application to rezone 3.49 acres as parcel ID# 08012 0030065 known as 2928 Mountain View Drive, Gainesville GA, 30503. Our proposal includes a proposed site plan to convert an existing currently zoned R-I vacant tract. Our plan is to convert it to a PCD for a self-storage facility. Our operating hours will be 9-5 with management on site and our facility will have after-hours access with key pad and remote entry to facility. Our facility will have high security systems and proper lighting subject to county requirements. Our proposed development's site plan shows our septic layout and will be up to code for county requirements. Our plans for protecting abutting properties will be proper fencing, foliage & shrubbery, with feedback surrounding neighbors to ensure proper buffers are maintained.
2. Based on our site plan included our proposal is to construct up to 60+- square feet of mostly climate controlled self-storage up to code requirements for a PCD.
3. Our proposed site plan for the property is included showing proper set back requirements being 20', lot coverage of 1.65 acres (48% impervious), adjacent buffers of 25' vegetated buffers with opaque fencing to be provided adjacent to residential properties. Our parking proposal will include 8 spaces.
4. Site lighting will be provided using standard LED wall packs mounted on the building. Site lighting will be positioned in a way to minimize light directed toward adjacent properties.
5. The existing 6" water main along Mountain View Road will be tapped to provide water service to the new development.
6. Wastewater will be provided using septic with the septic field located in the northern portion of the property.

Thank you for consideration of your zoning application proposal

Phillip Edwards – Principal

Chad & Clint Shoaf – Principal

Dylan Lee – Site architect