



## AGENDA ITEM

### **Public Hearing to amend Hall County's Zoning Map as follows:**

**REPORT TO:** **Meeting (11/14/22)**

**REPORT TO:** **Meeting (11/17/22)**

**ITEM NO:** 597/2022

**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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### **Meetings:**

**Work Session Date:** 11/14/22

**Voting Meeting Date:** 11/17/22

### **Executive Summary:**

**Presenter:** RD

**Recommendation:**

Approval, with 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.

**Purpose of Request:**

**History:**

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.

**Facts and Issues:****Funding Requested**

\$ 0.00

**Are funds within current budget?**

No

**Source of Funds****Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?**

No

**Has it been reviewed by the County Attorney?**

Yes

**Is there a deadline for this item?****Approvals:**

Submit	Approve	Budget	Finance
AD	RD	EW	WG
<b>Attorney</b>		<b>Administration</b>	<b>Clerk</b>
WLI		LJ	AO

**Attachments:**

Board Memo  
Recommendation Report  
Application  
Updated Narrative  
Original Narrative  
Site Plan - Updated as of 11/16  
Site Plan  
Maps  
Deed  
Environmental Health Comments  
GDOT Comments  
Public Works Comments  
Fire Comments  
GA Power Comments  
Notice Sign Photo