

Application to allow covered Boat and RV Storage at 6580 Cleveland Hwy

Company History:

Vineyard Properties and Development, LLC has been in existence since the late 1990s primarily investing in single family rental houses in Dahlonega, GA. We are a small corporation owning only three houses and two lots. With recent house price increases, we have decided to sell the houses and shift focus to storage facilities. One partner, Jeff Schermerhorn, is opening the first newly constructed traditional storage facility in Dahlonega in early 2023. It is the desire of the partners of Vineyard Properties, Jeff Schermerhorn and Frank Sullivan, to construct a high quality, high security, storage facility focused on Boat and RV storage in the Clermont area of Hall County.

Proposed Usage:

1 – Vineyard Properties plans to construct 102-163 (+/-) parking spaces (depending on width of final parking space) for boat or RV storage. The parking spaces will be in long buildings consisting of metal roofing and brick ends. The facility will have a keypad access bathroom and wash out space for boats and campers (which will require septic field lines). Water will be supplied by Hall County water services. A second phase of development is planned for the rear of the property which will include 20,000 sq feet of climate controlled self storage. The entire facility will have concrete driveways and concrete parking spaces, all of which will drain to a detention pond.

2 - Three sides of the boat/RV parking buildings fronting Highway 129 will have facades constructed of brick wainscot, stucco above the brick, with regularly spaced faux shutters to resemble windows. The center building will have a cupola to reflect the rural setting. Any painted surfaces will be earth tones. These buildings fronting Hwy 129, along with the landscaping, will screen the remaining facility from view from the street. No spill lighting will comply with regulations.

3 – The entryway to the facility will be gated with keypad access. The gate posts will be brick or stacked stone. The gate will be custom, black, vertical steel. The sign to the facility (approximately 32 sq ft) will be mounted on a brick or stone monument foundation with down lighting. Monitored security cameras will be in abundant use. Hours of access to the facility are proposed 5:00am til 11:00pm. Management will be primarily off site.

4 – Required buffers will be comprised of evergreen foliage shrubs and/or trees (tall hollies, cryptomeria, Leyland cypress, etc). A professionally installed landscape strip will extend the entire length of highway 129 frontage in front of the storage buildings. Interior buildings will have semicircular landscaped ends.

5 – Water will be supplied by Hall county. DOT has already been contacted to begin designing a commercial driveway with deceleration and turning lane off Hwy 129.

Zoning Considerations:

In 2006, the property was zoned Light Industrial. According to the notes of the zoning meeting, Mr Cottrell stated that “Light Industrial permitted use includes automotive repair garages, junk, yards, truck terminals, and adult establishments”. The rezoning application was unanimously approved with the *following condition* which affects Vineyard Property’s desired business plan: **Condition #4** – “The following uses are prohibited: auto repair garage, junk yard, storage yard (including *any outside storage* or manufacturing), truck terminal, or adult establishment”.

Vineyard Properties purchased the 8.97 Acres at 6580 Cleveland Highway with the understanding the property was already zoned for commercial business and would not require rezoning to construct a boat and RV storage facility. The business plan described above is in keeping with Light Industrial zoning and is almost in complete compliance with the specific Conditions established in 2006.

Vineyard Properties requests an **amendment** by the Planning Director concerning Condition #4 to allow outside storage, specifically, covered semi-enclosed parking spaces for boats and RVs. Said facility will be quality, attractive, and in keeping with all Hall County Gateway Corridor development standards.



(the image above lacks the bricked and landscaped end caps, but it does show how boats and RVs can be stored side by side)

U 6

