



Hall County Government

PLANNING & DEVELOPMENT

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To: Richard Higgins, Chairman
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Gregg Poole, District 3
Jeff Stowe, District 4

From: Randi Doveton, Director

Date: December 5, 2022

Subject: **3519 White Sulphur Road | Use subject to County Commission Approval | to allow trailer storage | Reynolds-Hemmer Properties, LP, applicant.**

The request before you is the Conditional Use request of Reynolds-Hemmer Properties, LP to allow trailer storage on 5.45± acres within an existing Heavy Industrial (I-II) district. **It should be noted that a simultaneous variance request accompanies this request but has a separate report. The Planning Commission heard and voted on the variance and use with one motion, so there is only one memo.** This item is located within Commission District 3.

At their November 21, 2021 meeting, the Hall County Planning Commission voted to recommend approval with nine (9) conditions **(4-0, Pilcher absent)**.

There were no written comments submitted in advance of the Planning Commission meeting and **one (1) individual spoke in opposition during the public hearing.**

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

Planning Commission Approval Conditions:

- 1. The project shall substantially conform to the submitted site plan and narrative with the following variances and conditions.*
- 2. The use shall be limited to overflow truck and trailer storage for a single lease tenant, any use as a commercial parking lot or in a model facility shall be prohibited. No material or containers shall be allowed storage on the premises if not stored in an enclosed trailer or on a flatbed trailer. This shall be approved as a temporary storage facility allowing no trucks or trailers to be stored on the site for more than 30 days. Conditional use shall be valid for 24 months from site approval by the applicable Hall County Building inspections to assure that all conditions of zoning have*

been met. The owner shall not be allowed to operate the facility until all conditions of Board of Commissioners approval have been met.

- 3. The only approved signage shall be directional and traffic signs.*
- 4. All lighting shall be non-spill type only, LED lighting is approved.*
- 5. The applicant shall follow the standard Hall County Development Review process regarding pavement installation and stormwater management requirements.*
- 6. All fencing within the Gateway Corridor 300 foot setback as well as fencing along the entirety of White Sulphur Road and Gateway Center Park Place shall be 8 feet in height, PVC opaque type, with a 10 foot planted landscape buffer. Fencing color and buffer requirements shall be approved by the Director of Planning and Development prior to the Land Disturbance Permitting process. All other fencing shall be 8 foot tall black vinyl coated chain-link fence.*
- 7. The parking lot shall be gravel.*
- 8. The conditional use and variances approved shall only be for Reynolds-Hemmer Properties, LP. The conditional use approved and variances shall not be transferable to any other entities. Any future use other than stated above shall be brought before the Hall County Planning Commission and Board of Commission for approval.*
- 9. All conditions of zoning shall be made a part of the final plat for recording.*