



# Hall County Government

PLANNING & DEVELOPMENT

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DIRECTOR  
**Randi Doveton**

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

**From:** Randi Doveton, Director

**Date:** December 29, 2022

**Subject:** **3625 McEver Road, 3634 & 3640 Pleasant Hill Road | Rezone |** from Agricultural-Residential-III (AR-III) to Planned Commercial Development (PCD) on an 11.36± acre tract | Proposed use: self-storage facility | 3625 McEver Road, LLC, applicant.

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The request before you is the application of 3625 McEver Road, LLC to allow self-storage. **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 4.

At their December 19, 2022 meeting, the Hall County Planning Commission voted to recommend approval with twelve (12) conditions **(4-1, Pilcher opposed)**.

There were no written comments submitted in advance of the Planning Commission meeting and **four (4) individuals 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 development shall occur as depicted on the site plan presented. Minor changes can be approved by the Planning Director provided there is no increase in the square footage of storage area or number of buildings, there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance in Hall County development standards unless approved.
2. The applicant shall be required to meet all applicable local, state, and/or federal regulations required as part of the land development process, including all GCOD standards ([17.420.050](#)). No variances from the Hall

County standards are granted as part of this request, unless specifically approved and added as conditions to follow.

3. The applicant shall receive approval from the Georgia Department of Transportation (GDOT) for a commercial driveway.
4. A Landscape Plan shall be approved by the Planning Director prior to issuance of the Land Disturbance Permit (LDP).
5. Applicant shall submit architectural elevations of all four sides of all structures for approval by the Planning Director with the following variances:
  - a. The north, west, and south walls of office building shall meet Gateway Corridor Standards.
  - b. The north and west portions of the 3 two-story buildings shall meet Gateway Corridor Standards, the east and south of the 3 two-story buildings shall have metal sidings with the color to be approved by the Planning Director.
  - c. There shall be standing seam metal roof panels with the color to be approved by the Planning Director.
6. Signage shall require a separate permit and must meet the Gateway Corridors Overlay District (GCOD) standards found in Section [17.420.060](#); No variances from the Hall County standards are granted as part of this request, unless specifically approved and added as conditions.
7. The buffers shall be protected in perpetuity by a deed that follows the property. The removal or modification of this condition shall require action by the Board of Commissioners (BOC).
8. All conditions of zoning shall be made part of any plats or construction plans created for the property.
9. A 200 foot undisturbed buffer shall be parallel to Pleasant Hill Road.
10. Office hours of operation shall be from 9 am - 6 pm, Monday – Saturday and there shall be no tenant access onto the property from 12 am – 5 am, Monday – Sunday.
11. All fencing requirements by Gateway Corridor shall be met.
12. There shall be no ingress and egress along Pleasant Hill Road.