

**Rezoning Narrative Report**

**McEver Road  
Self Storage PCD**

Developer: 3625 McEver Road, LLC

10.28.22

# **McEver Road Self-Storage PCD**

## *Conditions of Zoning -*

### **Purpose**

This report explores the possibility of rezoning an 11.27-acre tract off McEver Road in Hall County. The tract is currently vacant and zoned AR-III. The applicant wishes to rezone the property to PCD for the purposes of a self-storage facility. Build out of the project is expected to be over a period of one to two years. The McEver Road Self-Storage development will adhere to all Hall County ordinances.

This plan is conceptual in nature, and certain modifications may be necessary on the design of the preliminary plat and construction documents for the project. Modifications may include specific building and parking lot alignments, amenity locations, and other improvements to adjust for field conditions. Land uses shown herein will not change.

Land use consists of 3 – 2 story 24,000 sq. ft. buildings (12,000 sq. ft. per floor) and 1 – single story 2,400 sq. ft. that includes an on-site office area. The total building square footage in the 1<sup>st</sup> phase will be 74,400 sq. ft. and will consist of both climate-controlled and non-climate-controlled units. The three 2 story buildings will be built into the hill and will appear to be one story buildings from the south-side. The office will be served by on-site septic system.

### **Site Characteristics**

The site is 11.27 acres, wooded and currently vacant. Dense underbrush grows along the northeast property line, along with some smaller scrub trees. Topographically, the site drops an average of 50' from the southwest to the northeast.

Soils information taken from the S.C.S. Soils Map for Hall County indicates the site consists of predominately Madison Sandy Clay Loam (MID2) soils with 10% to 15% slopes. These soils are rated somewhat limited for building

and engineering purposes by the online soil database for Barrow, Hall and Jackson Counties.

During an on-site investigation, no apparent rock or wetland areas were visible. There does appear to be state waters associated with the property, in the form of a perennial, spring-fed branch that runs along the northeast property line. A 50' undisturbed buffer as measured from the top of the bank will be left and maintained as per State and County regulations.

Water is provided by the City of Gainesville, and there are fire hydrants present within the McEver Road frontage. The property will be serviced by an on-site septic system.

## **Cultural Requirements for PCD Zoning**

The subject acreage is in Hall County, Georgia, and is currently zoned AR-III (as confirmed by Hall County Planning Department). The owner proposes to change the current zoning to PCD for the purpose of a Self-Storage facility.

Public access to the development will be from McEver Road (State Route 53) in the form of a "right turn in, right turn out" driveway meeting all GDOT requirements.

According to ordinance 17.420.050, a self-storage warehouse is allowed in the GCOD only if such use is permitted in the underlying zoning district and the board of commissioners grants a conditional use pursuant to the procedures of the Hall County Zoning Ordinance. The buffer along the residential area is 50' with the nearest driveway at 55.8'. The development will comply with 17.420.050 C.3 with a staggered double row of evergreen trees and 2 staggered rows of evergreen shrubs where the property abuts the residential area.

17.420.050 D.2 requires a 10' wide landscape strip, continuous along McEver Road. The landscape strip will be planted with shade trees (6' tall, 2" caliper, dbh) at time of planting and not less than 35' tall at maturity, planted not less than 40' on center, with shrubbery forming an intermittent hedge not less than 3' in height designed to provide an adequate screen.

## **Proposed Land Use**

The subject property is situated within a pocket of AR-III zoned properties, with one small tract fronting Pleasant Hill Road zoned R-1. To the southwest along the McEver Road frontage is a commercial tract, zoned C-2. To the northeast along the McEver Road frontage is a tract zoned PCD.

The proposed rezoning to PCD will be for the purpose of developing self-storage units.

## **McEver Road Corridor Overlay District Requirements**

The development will observe all the Hall Gateway Corridor District requirements as per 17.420.050 in the Hall County ordinance. This includes vegetative buffers, setbacks, lighting and signage.

## **Lake Area Residential**

The property lies within the Lake Area Residential district. Due to the topography of the subject property, McEver Road frontage and surrounding commercial development, residential use is not practical for this property.

## **Architecture**

The buildings will be constructed out of steel and will have corrugated sheet metal walls with the walls facing McEver Road being full brick or a brick/stone combination. The 3 large buildings will be built into the hillside and will be 21'6" in height on the lower side and 11'6"H on the upper side.

## **Parking**

On-site parking will be available and will consist of approximately 12-15 spaces.

## **Landscaping**

For the purpose of this rezoning application, all Hall Gateway Corridor District Ordinances, Buffer Ordinances, and Landscape Ordinances shall apply to the development.

Buffers shall consist of a mix of existing vegetation supplemented by evergreen shrubs and trees where necessary to achieve a screen affect as per Hall County ordinances. Existing vegetation may be used as part of the buffer only if it meets the screening requirements of the Hall County ordinance pertaining to buffers. Existing vegetation may need to be enhanced with new plantings to meet the applicable buffer ordinance conditions.

Trees planted or retained in buffer areas (whether disturbed or undisturbed) shall count towards overall tree density unit requirements. Tree fencing and protection requirements shall be put into place and maintained as per the County's Tree Ordinance.

## **Infrastructure Improvements**

Water will be provided by the City of Gainesville. An on-site septic system will serve the office restroom and breakroom

All utilities, including but not limited to water, sewer, power, gas, cable, and telephone, will be underground and meet all applicable standards, and will be installed per regulatory standards in common trenches or conduit after curbing is installed but before driveway or sidewalk construction. No open cuts shall be allowed in curb or roadbed. All open trenches shall be covered at the end of each workday.

Grading & Erosion Control: Construction of the project will abide by the Georgia Manual of Erosion and Sediment Control, latest edition. All necessary Best Management Practices will be used. The project will be developed in accordance with all local, state, and federal regulations, with erosion and sediment control designed specifically for the clearing and grubbing phase, the grading phase, and the stabilization phase.

BMP's and storm water management facilities will be in place and operating as construction proceeds and inspected and maintained as per all applicable ordinances.

All applicable local, state and Federal erosion and sediment control and stormwater management regulations shall be adhered to.

Low Impact Development practices, such as infiltration swales and bio-retention areas, may be used where practical. These practices serve dual purposes - storm water management and aesthetic appeal.

Where Low Impact Development practices are not enough to mitigate storm water impacts, conventional detention ponds meeting all Hall County standards will be used within the project.

## **Lighting**

Security lighting will be in the form of wall packs with outer shields to direct light downward and not toward neighboring properties

## **Signage**

One sign will be constructed at the McEver Road entrance to the property and will meet all current Hall County signage standards. The sign will be lighted.

Development Entrance off McEver Road: a monument sign with accompanying walls and/or fences shall front the main entrance to the project off McEver Road. All signage, hardscape materials and planting will be subject to review and approval by Hall County planning staff.

The sign area itself will not include any accompanying walls or fencing, except for that portion of a wall that might include the sign facing materials.

Temporary signs for marketing purposes are limited to a maximum of 64 sq. ft. and 8' or less in height may be used within the development proper or fronting the right-of-way of McEver Road. Temporary signs shall be limited to two (2) and will be removed after 80% project build out.

Signs will be governed by Hall County's Sign Ordinance and requirements of the Hall Gateway Corridor District.

### **Hours of Operation**

Hours of operation will be Monday through Saturday 9am – 6pm with 24-hour access

## 3625 McEver Road, LLC

### VARIANCE REQUESTS

1. The sides of the buildings viewable from McEver Road will comply with the exterior building material requirements of the Gateway Corridor Overlay Districts. Allow a variance so that the sides not viewable from McEver Road may be constructed of other materials, provided they match the color scheme with powder coated finish.
  
2. Allow metal roof panels, provided they are architectural standing seam with colors and façade.