



AGENDA ITEM

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

REPORT TO: Work Session (01/23/23)

REPORT TO: Voting Meeting (01/26/23)

ITEM NO: 4/2023

SUBJECT: **3625 McEver Road, 3634 & 3640 Pleasant Hill Road | Rezone** | from Agricultural-Residential-III (AR-III) to Planned Commercial Development (PCD) on a 11.36± acre tract located on the east side of McEver Road approximately 626 feet from its intersection with Whiting Road | Zoned AR-III; Tax Parcel 08032 000006, 000021A, & 000080 | **Proposed use: self-storage facility** | Commission District 4 | **3625 McEver Road, LLC, applicant.**

Meetings:

Work Session Date: 01/23/23

Voting Meeting Date: 01/26/23

Executive Summary:

Presenter: RD

Recommendation:

Approval, with 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.

Purpose of Request:

3625 McEver Road, 3634 & 3640 Pleasant Hill Road | Rezone | from Agricultural-Residential-III (AR-III) to Planned Commercial Development (PCD) on a 11.36± acre tract located on the east side of McEver Road approximately 626 feet from its intersection with Whiting Road | Zoned AR-III; Tax Parcel 08032 000006, 000021A, & 000080 | **Proposed use: self-storage facility** | Commission District 4 | **3625 McEver Road, LLC, applicant.**

History:

Facts and Issues:

Options:

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
Attorney	Administration	Clerk	
WLI	CR	JR	

Attachments:

Board Memo
Recommendation Report RZ
Recommendation Report VAR
Application
Narrative
Site Plan
Maps
Renderings
Deed
Legal Description
Environmental Health Comments
GDOT Comments
Public Works Comments
Fire Comments
Notice Sign Photos