

Cleveland Hwy Self-Storage Facility

CONDITIONAL USE APPLICATION
NARRATIVE

DEC-22

Applicant Name: John Hemphill



Hwy 129 Self-Storage Facility Development

Written Report in support of Rezoning Application and conditional use for Self-Storage Facility

Property Address: 4916 Cleveland Hwy, Gainesville GA 30506

The Applicant is John S. Hemphill, Current Owner & Operator of A&A Mini Storage located at 2280 Hwy 81, Loganville GA.

Background for developing Self-Storage Facilities:

- Developed Self-Storage Facility from a green field site in 2004 and started operations the following year in Loganville GA, (Walton County)
- Phased build-out plan with 185 units currently
- In process with Walton County Planning to expand on adjacent 2 acres, purchased mid-2022 and expect to more than double unit capacity
- This is a family owned and operated facility
- Mr. Hemphill lives off Cleveland Hwy, approximately 7 minutes from new development site

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Subject Property

The subject property is a 7-acre lot located in North Hall County on Cleveland Hwy. Said property is approximately 5 miles south of Hall County's northern border, approximately 4 miles south of Clermont GA and approximately 6.5 miles north of Gainesville GA.

Due to the property frontage on Cleveland Hwy (S.R. 129), this site falls within Hall County's Gateway Corridors Overlay District, as defined in the Hall County Zoning Regulations. See Chapter 17.420 of the Hall County Zoning Regulations.



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Existing Use

The subject property is a greenfield site. It was previously used as a Health Care Facility. Health Care building(s) were demolished around 2012 and property restored to greenfield condition.

Proposed Development & Project Overview

Plans are to develop a Self-Storage Facility with a mix of conditioned and un-conditioned self-storage space in multiple buildings and Parking storage for small to medium Boats and RVs. Expect final number of storage units to be in the 400 to 600 range.

- Facility will be developed in a phased approach over 3 to 5 years (2 phases).
- Given the terrain and slope of the property, expect to be able to use about half of the property for storage units and parking
- Normal operating hours will be 9:00am to 5:00pm, with most of the use in daylight hours. Access will be provided through a secure keypad entry process outside of normal operating hours as noted below.
- Access to the property will be provided through a gate access keypad that will operate between 5am and 11pm.
- Property security a priority; a Security system with cameras will be installed to make as safe and secure as possible.
- Outdoor lighting for facility will be the semi-cutoff type and meet GCOD standards
- We will install appropriate trees and/or shrubbery to obstruct view from neighboring residential properties to minimize view impacts
- Storm water will be managed through an appropriately sized retention pond near the back of the facility
- Site inspected by Jason E. Skarda, Hall County Engineering for potential spring. After inspection, he found no evidence of spring or water source on property. Report attached in Rezoning filing
- Property will be graveled until development of all buildings is complete. Once all buildings are complete, property will be paved around buildings, meeting paved parking requirements
- With Property being very heavily wooded, propose to leave as many mature and natural areas at rear of property (east side) and at right side of property (south side) to obstruct views from residential properties

Servicing Market Demand

The main building in front of property will hold the Office and un-conditioned units of various sizes. The others larger buildings will be a mix of conditioned and un-conditioned units. Unit make up will be in a range of dimensions, typical sizes being: 5'x5', 5'x10', 10'x10', 10'x15', 10'x20', 10'x25' and 10'x30'. Ultimate mix of units will depend on topography and market demand.

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Operations

The facility will be manned by one full-time and one part-time staff. Expected office hours will be from 9:00am to 5:00pm, Monday-Friday. Weekend and Holiday hours will be by appointment only. Customer access, via secure keypad access, will be available daily from 5:00am to 11:00pm.

Zoning

The site is currently zoned Office-Industrial (O-I) and sits in the Gateway Corridor, subject to Gateway Corridors Overlay District (GCOD) zoning regulations. The Planned Commercial Development (PCD) zoning district permits Warehousing as a Conditional Use upon the approval of the Planning Commission. Additionally, the GCOD permits Self-Storage as a Conditional Use, upon approval on Board of Commissioners.

The purpose of this narrative and supplemental information is to provide clarity on the intended use of the property and affirmatively demonstrate that the use as a Self-Storage facility will meet the requirements of the Zoning code, vision of the Comprehensive Plan and is following the GCOD overlay district requirements. With this information, we respectfully request approval for the Conditional Use of Self-Storage as provided for by the GCOD.

Self-Storage is a low intensity use, generating low traffic volumes and minimal demand on community resources. It is a service-related operation providing storage solutions to area residents.

This property is located among many existing community commercial uses and sits within the Mixed-Use Corridor as noted in the comprehensive plan. Surrounding commercial businesses include, but not limited to retail restaurants, furniture store, farm equipment store, and fabrication and machine repair shop -- all along Cleveland Highway.

Neighboring Properties

The site is bordered by 7 properties, one is a commercial property zoned (S-S) and six residential properties zoned (AR-IV). Five lots are in the River Walk subdivision, with one of them being a non-buildable drainage lot, others have residential homes. The sixth residential lot on the South border, on Cleveland Hwy, is owned by City of Gainesville and zoned (AR-IV). The commercial property to the North is a retail restaurant: Quillians Grill.

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Project Development

Vehicular Access & Parking

The property will be accessed from Cleveland Hwy (129) utilizing a deceleration lane as prescribed by GDOT engineers. Report from GDOT Officer, Parker Niebauer, is included in the package. A minimum of five paved parking spaces will be provided near the office with one being a handicapped space. Up to 8 additional parking spaces will be added to accommodate moving vehicles and trailers to meet moving demand needs for customers that do not have trucks and trailers.

Utilities

Plans are to have electrical service, water service, and water waste septic system. Outside water spicket will be available, but under lock at the rear of the Office. Water is available from Hall County. Previously serviced up to December 2010. Wastewater disposal will utilize an in-ground septic system. Only use will be for an office bathroom and sink

Lighting

Outdoor lighting for facility will be the semi cutoff type and meet GCOD standards. Some pole lighting might be required to appropriately light facility. Security is a very important consideration for insuring a safe and pleasant experience for customers. LED Lighting wall packs will be utilized along the perimeter of the buildings to adequately light building entrance and drive aisles.

Signage

Signage will be within Gateway standards, 10 ft. above street grade and up to 64 sq ft on each side. The sign structure shall be constructed of the same materials that are used in the facade of the principal building. Expect to have external lighting on the sign for night time visibility.

Architectural Design and Materials

Plans are to utilize Betco Inc to design and build units. Exterior endcap facade will be brick, to meet GCOD standards, and metal in the mid sections. Betco has designed and installed storage buildings since 1984 and have managed to become a leader in the self-storage industry. Betco builds quality products and provides value-added services to their clients. They have established the highest standards

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and have truly set themselves apart from the competition. As a result, Betco continues to be the premier single-source mini-storage manufacturer in the industry.

Variance request:

1. Request to have black chain link fence outside of Corridor distance. 6 ft chain link fence with barbed wire at the top is a more secure and economical option. Visibility of chain link fence from Cleveland Hwy will be almost non-existent.
2. Buffer Variance request along South boarder adjoining the property owned by the City of Gainesville. Request buffer be reduced from 25 feet to 0 feet. Steep topography of property makes the need for this request.

Illustrations of expected design materials

Gate material within GCOD



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Gate material outside of GCOD (6ft Black chain link fence, with barbed wire on top)



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Exterior Brick material facing road frontage

